

Delegated Report		Analysis sheet		Expiry Date:		17/05/2024	
		N/A		Consultation Expiry Date:		02/06/2024	
Officer				Application Number(s)			
Lauren Ford				2024/1164/P			
Application Address				Drawing Numbers			
2 Daleham Gardens London NW3 5DA				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Proposed roof extension and minor external works including a new timber door at ground floor level on the north elevation and soil vent pipe on the southern elevation.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>Site notices were displayed on 08/05/2024 and expired on 01/06/2024.</p> <p>An advert was displayed in the local press on 09/05/2024 and expired on 02/06/2024.</p> <p>One letter of objection was received from the Belsize Society, which can be summarised as follows:</p> <ul style="list-style-type: none"> Roof extension destroys the asymmetry of the original Queen Anne style design. By obliterating the steeply pitched roof it takes away one of the main features of this building and spoils its character. This feature is important, given it a varied rhythm and visual delight. This feature is visible from the front elevation and southern elevation viewed along Belsize Lane. Extension and additional gable visually unbalances the building, which is designed to rear in a specific way. The steep pitch is an important feature in this conservation area and should be maintained. 					

	<ul style="list-style-type: none"> The proposal fails to preserve or enhance the conservation area. <p><i>Officer response:</i></p> <ul style="list-style-type: none"> <i>Design and heritage are discussed in Section 3 below</i>
Fitzjohn's Netherhall CAAC:	A consultation letter was sent to the Fitzjohn's Netherhall CAAC. No response was received.

Site Description

The application site comprises a detached, three storey (plus basement) single family dwelling located on the eastern side of Daleham Gardens, on the corner of Daleham Gardens and Belsize Lane. The site is within the Fitzjohn's Netherhall Conservation Area, and the building is identified as making a positive contribution. The Belsize Park Conservation Area is located directly to the east of the site. No listed buildings are affected.

Relevant History

Relevant planning records at the application site:

None.

Relevant policies

National Planning Policy Framework (2023)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (2022)

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG - Amenity

CPG – Home Improvements

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1 Planning permission is sought for a roof extension located on the front (western) elevation of the building, a new timber door at ground floor level on the north elevation and a soil vent pipe on the southern elevation.

1.2 The proposed materials for the roof extension would include timber sash windows, bricks and terracotta tiles to match the existing.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design and Heritage
- Neighbouring Amenity

3. Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

3.2 The proposal includes a new timber door at ground floor level on the north elevation and a soil vent pipe on the southern elevation. These are minor additions, and are not considered to result in any unacceptable design or heritage related effects.

3.3 The conservation area statement states the following:

- *Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormer and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.*
- *Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features of interest, including roof forms.*

3.4 The CGP (Home Improvements) states the following should be considered for roof extensions:

- *Existing roof form*
- *Roof visibility and prominence in relation to gardens, streetscene and wider area*
- *The pattern of development*
- *Other roof extensions present at neighbouring buildings.*

3.5 All of the properties along Daleham Gardens appear to retain their historic roof form. There are no examples of roof extensions that have been granted for properties on Daleham Gardens. In fact, the only application for a roof extension on Daleham Gardens is 36194 (26 Daleham Gardens), which was refused in 1983.

3.6 The proposed roof extension would result in a highly visible and prominent addition. The roof extension would be visible in views along Daleham Gardens, and from the junction of Daleham Gardens and Belsize Lane. This includes view from both the Fitzjohn's Netherhall Conservation Area, and the Belsize Park Conservation Area.

3.7 The subject building has a simple hipped roof, as seen from the street junction. It is considered that the proposed development would result in a noticeable alteration to the existing roof form, which would clutter, and detract from the existing roof form, which is a prominent feature.

3.8 The proposed materials for the roof extension, which would match the existing materials are considered acceptable.

3.9 Overall, the proposed extension, due to its design and location, would fail to preserve the character and appearance of the Fitzjohn's Netherhall Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

3.10 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. There are no public benefits that would outweigh the harm.

4. Neighbouring Amenity

4.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Relevant to the application are overlooking, privacy, sunlight, daylight, overshadowing and outlook consideration.

4.2 Given the scale, nature and location of the proposed development, it is not considered that the proposal would result in any unacceptable amenity related effects. The roof extension would have windows facing onto Daleham Gardens as opposed to adjoining properties, and the new door would be located at ground floor level.

4.3 Therefore, the proposal complies with policy A1 of the Camden Local Plan 2017.

2. Conclusion and Recommendation

2.1 It is recommended to Refuse planning permission for the following reason:

2.2 The proposed roof extension, by virtue of its design and location, would result in an incongruous and unsympathetic addition that would detract from the appearance of the host building and fail to preserve the character and appearance of the Fitzjohn's Netherhall Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.