

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/08/2024			
		N/A		<b>Consultation Expiry Date:</b>		29/07/2024			
<b>Officer</b>					<b>Application Number(s)</b>				
Edward Hodgson					2024/2679/P				
<b>Application Address</b>					<b>Drawing Numbers</b>				
Flat Upper Floor 87 Burghley Road London NW5 1UH					See draft decision notice				
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>			
<b>Proposal(s)</b>									
Erection of rear dormer and installation of rooflights to front roofslope									
<b>Recommendation(s):</b>		Refuse planning permission							
<b>Application Type:</b>		Full Planning Application							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		A site notice was displayed 05/07/2024 which expired 29/07/2024.  No responses were received.  The Kentish Town Neighbourhood Forum were invited to comment but no responses were received.							

## Site Description

The application site a mid-terraced three storey plus basement residential property located on the west side of Burghley Road. The property has been subdivided into flats, and the application relates to the upper floor flat. The building is constructed with London stock brick with timber fenestration and dates from the Victorian era.

The site itself is not located within a conservation area, however, it is located within the Kentish Town Neighbourhood Plan Area.

## Relevant History

### Application Site:

**PEX0200108** - The addition of a dormer window and one 'velux style rooflight at the rear and two 'velux' style roof lights to the front elevation of roof. **Granted – 02/07/2002**

**2019/1190/P** - Alterations to the rear elevation at first floor level, including the creation of a roof terrace above two storey closet wing enclosed by new timber balustrade, and replacement of existing first floor window with a door. **Refused 25/04/2019 and dismissed at appeal 22/10/2019**

### **Reasons for refusal:**

*The proposed development, by reason of its siting, bulk, materials, design and loss of a traditional pitched roof form, would appear incongruous and would fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area. As such, the proposal is contrary to policy D1 (Design) of the London Borough of Camden Local Plan (2017) and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016).*

*The proposed development, by reason of its location and proximity to the second and third floor side windows and rooflights in the closet wings of Nos. 83 and 89 Burghley Road, would result in a harmful loss of privacy to these neighbouring properties, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*

### Other sites:

#### 100 Burghley Road:

**2010/1708/P** - The erection of a side roof extension and alterations to existing rear dormer to create a full width dormer with roof terrace and insertion of rooflights to front and side roof slope and installation of new window and French doors with Juliette balcony to rear second floor level to existing maisonette (Class C3). **Refused – 11/06/2010**

### **Reasons for refusal:**

*The proposed side and rear roof extensions and rear roof terrace, by reason of their bulk, height, design and location, would harm the appearance of the building, the uniform character and integrity of this pair of semi-detached houses, and the character and appearance of the streetscene, contrary to policies B1 (General design principles) and B3 (Alterations and extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.*

## Relevant policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

D1 – Design

A1 – Managing the impact of development

### Kentish Town Neighbourhood Plan 2016

D3 – Design Principles

### Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

### 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 but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 1.0. Proposal

- 1.1 Planning permission is sought for the erection of a full width rear dormer, measuring 2.6m high and 5.5m wide. The dormer would be set back from the eaves by 0.1m. It would be finished in zinc cladding and would have folding doors with a glazed Juliet balcony. On the front roofslope, two openable rooflights are proposed.

### 2. Design

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character and comprises details and materials that are of high quality and complement the local character. Policy D3 of the Kentish Town Neighbourhood Plan states that: a) proposals must be based on a comprehensive understanding of the site and its context; b) proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF; c) proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments; d) design innovation will be encouraged and supported where appropriate; e) design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings; and f) proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.
- 2.2 Camden Planning Guidance Home Improvement states that dormers should emphasise the glazing elements and the solid structure should complement this in a form and scale appropriate to the roof being extended. Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained. They should be

subordinate in size to the roof slope being extended, the position of the dormer should maintain even distances to the roof margins (ridge, eaves, side parapet walls); the design of dormers should consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels, and the proportion of glazing should be greater than the solid areas, and dormer cheeks should be of a high quality design and materials.

- 2.3 The dormer would be full width and would not be set back from the parapet and roof ridge, and would only be set back 0.1m from the eaves. As such it would not be evenly set back from the roof margins. A large portion of the dormer would be solid, with an inappropriate ratio between solid and glazing. The folding doors would not be in keeping with the window hierarchy below given they would be larger and misaligned with the windows at lower floors. Very little of the original roofslope would be retained, and it would appear as an additional storey to the property as opposed to a natural extension to the building. The dormer would not be subordinate in scale to the roof. The glazed Juliet balcony would add further bulk and the materials would be inappropriate for a traditional property. The surrounding properties along the terrace predominantly have unbroken rear roof slopes, although some neighbouring properties benefit from permitted development rights and have built rear dormers in accordance with permitted development legislation. The development, however, would not relate to the surrounding character and although located to the rear, would be visible in glimpsed views from the public realm.
- 2.4 It is noted that permission was granted in 2002 for a rear dormer, however, that approved dormer was significantly smaller in size and much more subordinate compared to the proposed dormer. It is also noted that permission was granted over 20 years under a different policy cycle.
- 2.5 The proposed rooflights to the front are over scaled and would dominate the front roofslope, contrary to the Camden Planning Guidance which requires rooflights to be subordinate in size to the roofslope being altered.
- 2.6 In summary, the rear dormer and new front rooflights would result in an over scaled, bulky, dominant and ill-proportioned development that would appear as unsympathetic and incongruous. The proposals would fail to respect local context and character, contrary to the requirements of Policy D1 (Design) and the Camden Local Plan and D3 (Design Principles) of the Kentish Town Neighbourhood Plan, and refusal is warranted on this basis.

### **3. Impact on neighbours**

- 3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 The dormer and rooflights are unlikely to result in adverse impacts to neighbouring properties. Although no. 89 has two rear rooflights, given the orientation of the site and the fact that no. 89 also has front facing rooflights, the dormer would not result in significant losses of daylight and sunlight. The Juliet balcony would have a limited projection and would not result in new opportunities for harmful overlooking into neighbouring occupiers; neither would the front rooflights.

#### **4. Recommendation**

Refuse planning permission for the following reason:

- 1) The proposed rear dormer and front rooflights would result in an incongruous, over-scaled and ill-proportioned development that would be unsympathetic to the host building and wider terrace and would fail to respond to local character and context, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy D3 (Design Principles) of the Kentish Town Neighborhood Plan 2016.