

Delegated Report		Analysis sheet		Expiry Date:		25/06/2024	
		N/A		Consultation Expiry Date:		21/07/2024	
Officer				Application Number(s)			
Lauren Ford				2024/1690/P			
Application Address				Drawing Numbers			
Flat C 30 Glenhurst Avenue London NW5 1PS				See draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of dormer window with French doors and railings to create balcony on rear elevation.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notices were displayed on 18/16/2024 and expired on 12/07/2024. A press notice was published on 26/07/2024 and expired on 21/07/2024. No consultation responses were received.					

Site Description

The application site comprises a three storied property located on the northern side of Glenhurst Avenue, and this application relates to the second floor flat. The site is within the Dartmouth Park Conservation Area, and is identified as making a positive contribution. No listed buildings are affected.

Relevant History

Relevant planning records at the application site:

15146- Installation of new rear door and window at ground floor level and new rear dormer window at 30, Glenhurst Avenue, N.W.5.– **Granted, 11/01/1973.**

Relevant planning records at neighbouring sites.

2023/5213/P (32 Glenhurst Avenue) - Erection of replacement single storey ground floor rear extension, replacement double glazed timber sash windows, new doors to rear ground floor, alterations to rear dormer, new bike and bin store to front garden and new rooflights to front and rear. **Granted, 28/03/2024.**

2022/4888/P (34 Glenhurst Avenue) - Demolition of existing rear extension and erection of single storey ground-floor rear extension, erection of rear dormer extension and installation of 3 rooflights on front roofslope. **Granted, 10/05/2023.**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Dartmouth Park Neighbourhood Plan (2020)

Policy DC2 – Heritage Assets

Policy DC3 – Requirement for Good Design

Policy DC4 – Small Residential Extensions

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

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 the replacement of the second-floor rear elevation window with French doors and a railing to create a balcony.

1.2 The proposed drawings were amended following officer comment to change materials of the door to timber and the railings to metal.

2. Considerations

2.1 Key planning issues to be considered are as follows:

- Design & Heritage
- Neighbouring Amenity

3. Design & Heritage

3.1 Local plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.

3.2 Neighbourhood Plan policy DC2 seeks development that preserves or enhances the character and appearance of the conservation area. Neighbourhood Plan policy DC3 seeks high quality design that respects the scale, mass density and character of existing and surrounding buildings. Through Neighbourhood Plan policy DC4, dormers should respect the existing roof form in terms of design, scale, materials and detail.

3.3 While the character of the area does comprise a number of dormers along this side and area of Glenhurst Avenue, there is an absence of balconies at roof level. While there is an existing balcony at roof level at no.32, there is no planning history for the establishment of this. It is assumed that would have been prior to current planning policies and guidance and is not considered relevant precedent. While an application was granted at this site in 2023/5213/P, which included new sliding doors and railings, these replaced existing doors and windows and did not involve the creation of a new balcony.

3.4 The CPG (Home Improvements) states the following with respect to dormers and balconies:

- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*
- *Design of dormers would 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;*
- *The type, design and alignment of windows would relate to the ones below;*
- *In the case of pitched roofs, be set in within the roof slope, when possible;*
- *Handrails and balustrades should be set back behind the line of the roof slope or parapet*

3.5 The proposed full height windows would not be subordinate to, or consider the hierarchy and design of the existing windows below, and the railing is not set behind the roof slope, and is subsequently a dominant element. Such features are contrary to CPG (Home Improvements) guidance. The proposal is considered a dominant addition given the context, altering the roofscape of properties on this side of Glenhurst Avenue.

3.6 The proposed doors and railings to create a balcony, due to its scale, design and location, would fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan.

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 scope, nature and location of the proposed development, it is not considered that it would cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, privacy or overlooking. It is not considered that the change from windows to doors would result in an unacceptable level of overlooking above the existing situation.

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

5. Recommendation

5.1 It is recommended to Refuse planning permission for the following reason: The proposed French doors and railings to create a balcony, by reason of its scale, design and location, would be an overly dominant addition which would be detrimental to the appearance of the host property and fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017, and policies DC2 and DC3 of the Dartmouth Park Neighbourhood Plan.