

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 05/12/2024	
		N/A		<b>Consultation Expiry Date:</b> 09/11/2024	
<b>Officer</b>			<b>Application Number(s)</b>		
Matthew Kitchener			2024/4398/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
46 Sarre Road London NW2 3SL			See 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 roof extension comprising a second-floor rear extension, and extend the existing dormer window to create an additional habitable room, installation of three rooflights on the front roof slope.					
<b>Recommendation(s):</b>		<b>Refuse Planning Permission</b>			
<b>Application Type:</b>		<b>Householder Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Neighbour Consultation</b>		Site Notice: posted 16/10/2024, expired 09/11/2024  <i>No responses received. Fortune Green &amp; West Hampstead Neighbourhood Forum were consulted but did not comment.</i>			
<b>Site Description</b>					
The subject site is a semi-detached dwelling located on the eastern side of Sarre Road. It is a three-storey dwelling that includes an existing room in the roof and a rear dormer window.  The property is not listed and not within a Conservation Area. However is an attractive late Victorian building. The rear of the site is visible from neighbouring gardens. It is within the Fortune Green and West Hampstead Neighbourhood Plan area.					
<b>Relevant History</b>					
2024/3713/P – Certificate of Lawfulness Proposed for rear roof extension consisting of outward extension of existing rear former extension and upward extension of roof of two storey rear outrigger. Installation of three rooflights on front roof slope – Refused 03/10/2024. The proposal did not comply					

with the conditions and limitations of Class B of the GPDO 2015 (as amended) and was therefore not considered to be permitted development

2017/2879/P - Installation of rear dormer window and two roof lights to front roof slope – Approved 12/12/2017. This development was not implemented.

## Relevant Policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

### Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021) – Section 2.2 Roof Extensions

### Fortune Green & West Hampstead Neighbourhood Plan 2015

Policy 2 (Design and Character)

## Assessment

### 1. Proposal

- 1.1. It is proposed to enlarge the property's third floor by extending the existing dormer window at the rear by increasing its depth and adding a floor to the currently two-storey rear outrigger with a pitched roof over. It is also proposed that three rooflights be inserted in the front roof slope of the property.
- 1.2. The dwelling forms one of a pair of semi-detached properties 44-46 (even). A similarly designed detached property is located to the north (No. 48).

### 2. Planning Considerations

- 2.1. The material considerations in the determination of this application are as follows:
  - Design
  - Amenity

### 3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.
- 3.2. Camden's Local Plan is supported by CPG Home Improvements, specifically Sections 2.2 (Roof Extensions) Section 2.2 (Roof Extensions) advises that a successful roof extension would consider the overall roof form of the existing building, adjoining buildings, and be proportionate to the roof slope being extended.
- 3.3. The Fortune Green and West Hampstead Neighbourhood Plan states that extensions should be in character and proportion with its context and setting, including the relationship to any adjoining

properties.

- 3.4. It is proposed to enlarge the existing rear dormer window by extending it approximately 2.1m in depth. This results in a total height of 2.59m and the dormer would be set back 0.3m from the eaves of the building. The existing two-storey pitched roof outrigger will be increased in height to provide an additional floor with a dual-pitch roof over. The resultant height will match the ridge height of the main roof. The other pair of this semi-detached building has a smaller dormer window to the rear and a two storey pitched roof outrigger.
- 3.5. The CPG on Home Improvements advises that dormer windows should sit within the roof slope and appear as an extension to the existing roof while maintaining the existing roof form. The CPG goes on to say that dormers should be subordinate in size to the roof slope being extended and that their position should maintain even distances to the roof margins.
- 3.6. It is considered that the greatly enlarged flat roofed dormer window and the increased height of the rear outrigger would be deleterious to the character, appearance and proportions of the host dwelling. It would result in a loss of uniformity to the pair of semi-detached dwellings and appear out of place in relation to the adjoining properties. The proposals harm the original character and proportions of the building and interrupt the established scale of rear outriggers on this terrace, which is harmful to the character and appearance of the area.
- 3.7. It is noted that there are some unsympathetically designed dormers such as that at 52 Sarre Road. This dormer was originally built not in accordance with approved plans and is not considered to be an appropriate scale
- 3.8. As such, the proposed roof extension by virtue of its size, and design would appear incongruous, and would fail to respect the original design of the building and its adjoining property, thus harming the character, appearance, proportions and uniformity of the host building and its relationship to its semi-detached neighbour and would cause visual harm to the appearance of the Fortune Green & West Hampstead Neighbourhood Plan Area. As such, the development is considered contrary to the requirements of Policies D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.

#### **4. Biodiversity Net Gain (BNG)**

- 4.1. Based on the information available this permission will not require the approval of a BNG Plan before development is begun because the planning permission is a householder application within exemption threshold.

#### **5. Amenity**

- 5.1. Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development that would not harm the amenity of communities, occupiers, and neighbouring residents.
- 5.2. Given its location directly on top of the rear outrigger of the existing dwelling and the presence of the existing dormer window, it is not considered that the development would have a detrimental impact on neighbouring amenity in terms of loss of light or through an increase in outlook, or noise. Overall, the development is considered to adhere to Policy A1.

#### **6. Conclusion**

5.1 The proposal would cause harm the character and appearance of the building and wider area. The proposal provides minimal public benefits through the extension of a larger dwelling to provide additional accommodation.

## **7. Recommendation**

7.1. Refuse planning permission for the following reason:

- 1) The proposed roof extensions, by virtue of their size and design, would appear incongruous, failing to respect the original design of the building and the adjoining terrace. Thus, they would harm the character and appearance of the host building and its relationship to its semi-detached neighbour contrary to the requirements of Policies D1 of the Camden Local Plan 2017 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015