

Delegated Report		Analysis sheet		Expiry Date: 27/11/2024	
		N/A		Consultation Expiry Date: 03/11/2024	
Officer			Application Number(s)		
Lauren Ford			2024/4269/P		
Application Address			Drawing Numbers		
56 Howitt Road London NW3 4LJ			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of rear roof dormer and downpipe and 1x rooflight to front roof slope.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	01	No. of objections	00
Neighbour Consultation		<p>Site notices were displayed on 09/10/2024 and expired on 02/11/2024.</p> <p>An advert was displayed in the local press on 10/10/2024 and expired on 03/11/2024.</p> <p>One response was received from a neighbouring property, which can be summarised as follows:</p> <ul style="list-style-type: none"> In favour of the proposal. Houses on the odd side of the road have dormer, as does the roads behind. 			
Belsize CAAC		The Belsize CAAC responded, saying that they have no comment on the application.			
Site Description					
<p>The application site comprises a three storied Edwardian terraced property located on the western side of Howitt Road.</p> <p>The site is within the Belsize Park Conservation Area and is identified as a positive contributor. No listed buildings are affected.</p>					
Relevant History					

Relevant planning records at the application site:

2013/6138/P: *Excavation to enlarge existing basement level with creation of 2 x front lightwells and 2 x rear skylights at garden level, loft conversion with 3 rear and 1 front rooflights, replacement of window with double doors to rear elevation and enlargement of window to existing rear extension at ground floor level of dwellinghouse. **Granted**, 03/12/2013.*

9005734: Modifications to create three self contained dwellings comprising 1 three bedroom flat 1 two bedroom flat and 1 three bedroom maisonette comprising additions at rear garden and dormer at rear roof with balcony. **Appeal received** against the Council's failure to issue their decision within the appropriate period. **Appeal dismissed**, 09/05/1991: *any further erosion to this extent of the character of these properties should be resisted, and that this rear roof alteration would not accord with the aims of preserving or enhancing the character or appearance of the area.*

Neighbouring sites:

2010/0787/P (54 Howitt Road): *Erection of new dormer extension and installation of rooflight to rear roof slope of existing dwelling house (Class C3). **Refused**, 22/04/2010: **Reason for refusal:** *The proposed rear dormer in the upper slope, by reason of its location, size and bulk would appear as an incongruous and obtrusive addition to the existing roof which would unbalance the architectural composition of the host building and the largely unaltered roofscape of the terrace as a whole.**

PWX0002875 (44 Howitt Road): Addition of dormer window to upper slope of roof at the rear, to provide additional habitable space in the roof. **Refused**, 07/11/2000, **appeal dismissed** 15/03/2001. **Reason for refusal:** *The proposed dormer window would give the building a top-heavy appearance and would upset the architectural integrity of the terrace of which it forms part...*

PWX0002001 (44 Howitt Road): *Installation of two dormer windows one with a French door and a roof terrace to the rear roofslope, above the existing dormers in connection with the conversion of attic space to provide additional room for existing second floor flat. **Refused**, 23/02/2000. **Reason for refusal:** *The proposed dormers and balcony would have an adverse effect on the appearance of the building and on the visual scale and location...**

8501246 (58 Howitt Road): *Formation of a dormer window and balcony at the rear. **Refused**, 07/10/1985: *it is considered that the proposed roof extension would have an adverse effect on the appearance of the building and the visual amenity of the area. **Appeal allowed**, 14/04/1986: *Proposal would not seriously harm the appearance of the building or the area.***

8601867 (34 Howitt Road): *Erection of a roof extension at the rear. **Grant**, 04/12/1986.*

8702987 (32 Howitt Road): Conversion to form three self contained flats including alterations to the roof and conversion of the loft space and a small ground floor rear extension. **Granted**, 13/01/1988.

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

Belsize Conservation Area Statement (2003)

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG - Amenity

CPG – Home Improvements

Assessment

Proposal

1.1. Planning permission is sought for the following:

- Installation of rear roof dormer above the existing rear dormer. The proposed dormer materials include timber sash windows, lead dormer cheeks and membrane roof.
- Installation of downpipe to the rear at third floor and roof levels.
- 1x rooflight to the front roof slope.

Planning Considerations

2.1. The material considerations in the determination of this application 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 Belsize Conservation Area statement states the following with respect to dormers:

- *The most noticeable changes within the area often result from.. Roof extensions – particularly the addition of overly large, inappropriately proportioned dormers, and the addition of mansard roofs.*
- *Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:*
 - *It would be detrimental to the form and character of the existing building*
 - *The property forms part of a group or terrace which remains largely, but not completely unimpaired*
 - *The property forms part of a symmetrical composition, the balance of which would be upset.*
 - *The roof is prominent, particularly in long views.*

3.3. The CPG (Home Improvements) states the following with respect to dormers:

- *Dormers should be subordinate in size to the roof slope being extended.*
- *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.*
- *Dormer materials should complement the main building and wider townscape.*
- *Consider whether the roof of your property is part of an unbroken roofline.*
- *Consider whether there are other existing extensions in proximity*

3.4. The CPG (Home Improvements) states that the following should be considered when designing rooflights:

- *They are significantly subordinate both in size and number to the roof slope being altered and roof form overall*
- *Their position should take into account other architectural roof elements*
- *Their position and dimensions should ensure a consistent rhythm with other rooflights on adjacent/neighbouring roofs.*

3.5. The CPG (Home Improvements) states the following with respect to external pipework:

- *Any new pipework should be restricted to the side and rear elevations of buildings where possible in order to avoid harming the appearance of the principle elevation.*

3.6. The Belsize conservation area statement states the roof extensions are unlikely to be acceptable where the property forms part of a terrace which remains largely unimpaired. The CPG (Home Improvements 2021) states that it should be considered whether the roof is part of an unbroken roofline, or whether there are existing extensions in proximity. The subject terrace has a largely unbroken roofline, and rear dormers are absent within the surrounding environment, specifically along this side of Howitt Road. The relevant planning history demonstrates that all previous applications for rear roof dormers along this side and area of Howitt Road have been refused, with the exception of that at 58 Howitt Road (8501246), which was allowed at appeal. This includes a previous application for a dormer at the application site (9005734), which was dismissed at appeal. While two existing dormers are present further to the north along Howitt Road (no 32 and 34), these were granted in 1988 and 1986, respectively, sometime before current planning policies and guidance and cannot be used as relevant precedent.

3.7. The planning history clearly shows a lack of rear roof dormers on this side of street, evident through the largely unaltered roofscape and a pattern of refusals for them. Adding another rear dormer above the existing one harms the original character of the building. While this form of development is more established on Glenmore Road, it is noted that these buildings have large cat slide roofs which can accommodate a rear dormer without causing harm. The dormer would be visible in some views from the intersection of Glenilla Road and Howitt Road.

3.8. Regarding the dormer design, the dormer size is considered overly large. This is when considered in the context of the roof slope size and the size of the existing windows at the second floor level, whereby the proposed dormer windows would be virtually the same size as those at the second floor level.

3.9. Overall, the proposed dormer is inappropriate in this location, it is not sensitive to the surrounding roof scape would fail to preserve the appearance of the Belsize Park Conservation Area.

3.10. The proposed dormer, due to its scale, design and location, would result in an incongruous addition that would fail to preserve the character and appearance of the Belsize Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

3.11. The proposed roof light on the front elevation is considered acceptable given its limited size, the fact it would not be visible from Howitt Road and the presence of other roof lights on the front elevation of properties along this side of Howitt Road.

3.12. The proposed downpipe is considered acceptable given its limited scale and location to the rear property elevation.

3.13. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 nature and location of the works (at roof level), the proposal would not result in any additional or unacceptable impact on amenity-related effects. Therefore, the proposal complies with policy A1 of the Camden Local Plan 2017.

5. Recommendation

5.1. Refuse planning permission for the following reason:

- 1) The proposed rear dormer, by virtue of its scale, design and location, would result in an incongruous addition that would fail to preserve the character and appearance of the Belsize Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.