

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 03/01/2024	
		N/A		<b>Consultation Expiry Date:</b> 08/12/2024	
<b>Officer</b>			<b>Application Number(s)</b>		
Lauren Ford			2024/4849/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 1st And 2nd Floor 7 Dartmouth Park Avenue London NW5 1JL			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>					
Conversion of sloped roof to the rear at second floor level for use as a terrace, conversion of window to door at third floor level to provide access to terrace and replacement window to the rear at third floor level.					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<b>Application Type:</b>		Full Planning Permission			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	00	No. of objections	00
<b>Consultation</b>		<p>Site notices were displayed on 13/11/2024 and expired on 07/12/2024.</p> <p>An advert was displayed in the local press on 14/11/2024 and expired on 08/12/2024.</p> <p>No responses were received.</p> <p>The Dartmouth Park CAAC and Dartmouth Park Neighbourhood Forum were consulted on the application. No consultation responses were received.</p>			
<b>Site Description</b>					
<p>The application site comprises a four storied semi-detached property, in use as flats, on the western side of Dartmouth Park Avenue.</p> <p>The site is within the Dartmouth Park Conservation Area and is identified as a positive contributor. No listed buildings are affected.</p>					

The attached property (no.5) and nos. 1 and 3 are of similar architectural designs also with pitched roof three storey rear wings. Nos. 21 to 33 to the north are also similar four storey semi-detached buildings with pitched roof three storey rear wings.

## Relevant History

Relevant planning records at the application site:

**2017/2815/P:** *Erection of single storey rear infill extension and side infill extension at lower ground floor level. **Granted**, 27/07/2017.*

**2022/0961/P:** *Construction of a single storey rear extension on an existing outrigger extension, a rear infill extension and a side infill extension at lower ground floor level. **Granted**, 18/08/2022.*

**2023/4887/P:** *Replacement of existing rooflight with larger rooflight on crown flat roof and insertion of 2 new rooflights on side roof slope. **Granted**, 19/01/2024.*

Neighbouring sites:

None.

## Relevant Policies

**National Planning Policy Framework (2024)**

**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

**Dartmouth Park Area Appraisal and Management Strategy**

**Camden Supplementary Planning Guidance (2021)**

CGP - Design

CPG - Amenity

CPG – Home Improvements

## Assessment

### 1. Proposal

1.1. Planning permission is sought for the following:

- Conversion of sloped roof to the rear at second floor level for use as a terrace
- Conversion of window to door at third floor level to provide access to terrace
- Replacement window to the rear at third floor level.

### 2. 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 Dartmouth Park Conservation Area statement states the following:

- *Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.*
- *Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where architectural style would be undermined by any addition.*
- *Issues which affect large areas of the conservation area include:*
  - *Unsympathetic rear and side extensions (including inappropriate roof terraces) – sometimes these can alter the harmony and balance of a property or group of buildings*
  - *Inappropriate roof terraces and fencing*

3.3. The CPG (Home Improvements) states that a new balcony should:

- *Be subordinate to the roof slope being altered, and roof form overall*
- *Preserve the roof form and complement the elevation upon which they are to be located*
- *In the case of pitched roofs, be set in within the roof slope, when possible*
- *For traditional buildings, metal railings are preferred.*

3.4. The rear of the west side of Dartmouth Park Avenue and the adjoining section of Laurier Road comprise properties with pitched roofs atop of three storey rear wings. These are a common and unifying feature, forming part of the character of this area. There do not appear to have been any applications made (either granted or refused) along this side of Dartmouth Park Avenue involving the loss of the pitched roof at the top of these rear wings. Further, the subject property reads as symmetrical with no.5 on both the front and rear elevation, including the three storey rear wing with its pitched roof atop.

3.5. The proposed flat roofed terrace would result in the loss of the rear wing pitched roof, which forms part of the character of the area. The terrace is not set within the roof slope and it does not enable the retention of the characteristic roof slope, contrary to the CPG (Home Improvements). Further, the proposed roof terrace and associated loss of the pitched roof would impact upon the symmetry of the pair (no.5) and the wider townscape, to the detriment of the character and appearance of the Dartmouth Park Conservation Area. Due to the height of the proposed works, they would also be visible from surrounding properties and their gardens. Overall, the proposals would be uncharacteristic of this area and they would represent an incongruous feature.

3.6. The proposed conversion from window to door is associated with the proposed terrace which is

considered unacceptable.

3.7. The proposed replacement window to the rear, which would be full height, would be inappropriate to the heritage of the building and would also negatively impact upon the symmetry of the pair (no.5).

3.8. Overall, the proposed roof terrace and replacement window are considered to be uncharacteristic and incongruous additions that 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, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan.

3.9. 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 scale, nature and location of works, the proposals, there should be no undue effects on the amenity of any neighbouring occupiers. The separation from nos. 5 and 9 Dartmouth Park Road would prevent any significant overlooking of any rooms of amenity areas at these properties. The subject flat occupies both the second and third floors of the property and as such, there would not be any undue overlooking of any neighbours' rooms at the application site. Privacy screens are not considered necessary in this instance.

4.3. Given the nature and location of works (at roof level), the proposal would not result in any additional or unacceptable impacts in terms of privacy, light, outlook or noise and disturbance.

4.4. Therefore, there should be no conflict with policy A1 of the Camden Local Plan 2017.

#### **5. Biodiversity**

5.1. The proposal is exempt from biodiversity net gain requirements as it is below the de minimum threshold (because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

#### **6. Recommendation**

6.1. Refuse planning permission for the following reason:

- 1) The proposed roof terrace and replacement window would represent uncharacteristic and incongruous additions that would detract from the heritage and symmetry of the building and fail to preserve the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DC2 (Heritage Assets), DC3 (Requirement for good design) and DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood Plan.

--