

Delegated Report		Analysis sheet		Expiry Date: 04/06/2025	
		N/A		Consultation Expiry Date: 10/05/2025	
Officer			Application Number(s)		
Matthew Kitchener			2025/1568/P		
Application Address			Drawing Numbers		
46 Sarre Road London NW2 3SL			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of four new rooflights on the front roof slope, extend the existing dormer and raise the rear closet wing roof to create additional/enlarged habitable space at roof level.					
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	01
Neighbour Consultation		<p>Site Notice: posted 16/04/2025, expired 10/05/2025</p> <p>One objection received from a neighbour occupier, as follows:</p> <p><i>'The current plans raise the same fundamental issue as the previous application: the impact on the side-facing bedroom window of Flat 2 at number 48, which overlooks the gap between the two buildings.</i></p> <p><i>It is a first floor flat, and the only windows in the main bedroom are both on the side of the house, directly facing number 46. At the moment, the room is very gloomy, but we have access to a small area of sunlight in the mornings, and we believe this sunlight will be blocked by the proposed second floor extension. Light would also be restricted into the garden of Flat 1. The increase in the height or bulk of number 46 would severely reduce natural light into the bedroom, which already receives limited daylight due to its positioning. This proposal would cause a significant and unacceptable loss of light and amenity to our house'.</i></p>			

	The Fortune Green & West Hampstead Neighbourhood Forum was consulted but did not comment.
--	---

Site Description

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. It has an existing two storey rear outrigger which has a lower pitched roof than on the main building (i.e. projecting from the lower part of the main roof).

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.

Relevant History

2024/4398/P - Erection of roof extension comprising a second-floor rear extension, and extension of the existing dormer window to create an additional habitable room, installation of three rooflights on the front roof slope – **Refused 13/11/2024** – Reason for refusal '*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*'.

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 2024

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

A Submission Draft Camden Local Plan (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

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 undertake roof level extensions consisting of an extension of the existing rear dormer window (in depth and height) and adding a floor to the existing two-storey rear outrigger with a pitched roof over. The enlarged rear dormer extension would be 'full height' with a pair of glazed doors and the addition to the rear outrigger would have a pitched roof level with the roof on the main building. It is also proposed that four rooflights be inserted in the front roof slope of the property.
- 1.2. A similar proposal was refused in November 2024. The main differences in the current proposal are the addition of an extra rooflight in the front elevation and the insertion of glazed doors and a Juliet balcony in the rear dormer (instead of a window). The applicant states that an appeal was made against the previous refusal decision (2024/4398/P) , but due to miscommunication with the Planning Inspectorate, the appeal was not processed. This slightly amended application has therefore been submitted.

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; 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-pitched 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 significantly 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 at 52 Sarre Road. This dormer was not built in accordance with approved plans and is not considered to be an appropriate scale. It does not represent a justification for granting planning permission for the 'over-sized' rooftop extensions at the application site.

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 the exemption thresholds.

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. The occupiers of the neighbouring flat 2 at first floor No. 48 Sarre Road have objected to the scheme due to the potential loss of daylight to a bedroom window which directly faces the site. It is asserted that the upward extension of the rear outrigger roof would result in a loss of daylight from their main bedroom. No daylight assessment was submitted with the proposal and the impacts of the scheme on the neighbouring windows were not addressed. As such, the scheme does not adequately demonstrate that the proposal would not negatively impact on the amenity of the neighbouring property due to a harmful loss of daylight to existing habitable room(s).

5.3. Image 1 (below) shows the window of the neighbouring property 48 Sarre Road (on the top right) looking out towards the existing two storey outrigger and side wall of the application property. Image 2 (also below) shows the view from a habitable room in the neighbouring property at Flat 2, 48 Sarre Road looking towards the application property, 46 Sarre Road.

Image 1



Image 2



5.4. The development is considered to therefore be contrary to Policy A1 (Managing the impacts of development).

6. Conclusion

6.1 The proposal would cause harm the character and appearance of the building and wider area. In the absence of a satisfactory Sunlight/Daylight Assessment, the proposal would also result in a potential loss of daylight to the occupiers of the first floor flat at no. 48 Sarre Road.

7. Recommendation

7.1. Refuse planning permission for the following reasons:

- 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 policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan 2015.
- 2) In the absence of evidence to demonstrate that the proposed roof extensions would not result in a significant loss of natural light to habitable room(s) within the first floor flat at 48 Sarre Road, the proposal would be contrary to policy A1 (Managing the impacts of development) of the Camden Local Plan 2017.