

Delegated Report		Analysis sheet		Expiry Date:		19/03/2014	
		N/A		Consultation Expiry Date:		20/02/2014	
Officer				Application Number(s)			
Tessa Craig				2014/0436/P			
Application Address				Drawing Numbers			
73C Patshull Road London NW5 2LE				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear dormer, formation of terrace at rear second floor, and alterations to side window.							
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	13	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 30/01/2014 and a public notice was published in the Ham & High on 29/01/2014.</p> <p>A letter of objection was received from 71 Patshull Road, based on proposed changes to roofline unbalancing pair of semi-detached houses, impact on party wall, poor accommodation, overlooking. The only matters which are able to be considered are the impact on design and amenity.</p>					
CAAC/Local groups* comments: *Please Specify		<p>Bartholomew and Kentish Town CAAC:</p> <p>Object to the proposal based on alteration to a low roofline which did not originally include dormers, removing symmetry or pair of semi-detached properties, and harm to conservation area. Examples of other dormers in the street given in the application were original features and do not form precedence. The new ceiling will be visible from the street harming the Conservation Area. The proposed roof terrace will impact neighbours amenity.</p>					

Site Description

The subject site is located on the northern side of Patshull Road. The property comprises a Victorian semi-detached three storey property subdivided into flats. The property subject of this report is the third floor flat. The building is located in the Bartholomew Estate Conservation Area but is not listed.

Relevant History

01/11/1996 – planning permission granted (P9602075R1) for the erection of two single storey rear extensions at ground floor level.

05/02/2002 – planning permission refused (PEX0100832) for the erection of a two storey infill extension at the front and addition of a first-storey rear extension to the existing single storey extension – Appeal allowed (APP/X5210/A/1091813)

10/06/2008 – planning permission granted (2008/1193/P) for erection of extension to existing two storey brick side extension.

73B Patshull Road, granted 12/05/2009 – planning permission granted (2009/1249/P) Creation of roof terrace with associated screens and railings on flat roof of ground floor rear extension.

2013/7328/P- Erection of rear and side dormers and formation of roof terrace at rear second floor level. Refused, 09/01/2014 for the following reasons:

The proposed dormers, by reason of their detailed design and size set within a largely unimpaired roofscape would harm the character and appearance of the host building, the terrace of which it forms part and this part of the Bartholomew Estate Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

The proposed roof terrace, by reason of its location and siting, would cause harm to the amenity of neighbouring occupiers through an unacceptable loss of visual privacy and overlooking, contrary to Policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

The application is now subject of appeal APP/X5210/A/14/2212155. The current proposal has excluded the side dormer from the application, but the rest of the proposal remains the same.

Relevant policies

National and Regional Policy

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)

Bartholomew Estate conservation area statement (2000)

Roof Extensions BE15, BE16

Roof Terraces BE31

Camden Planning Guidance 2011/2013

CPG1 (Design) Chapters 5.11 (dormers) and 5.23 (balconies and terraces)

CPG6 (Amenity) Chapter 7 (overlooking, privacy and outlook)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a rear dormer and roof terrace at the subject site, 73C Patshull Road. The dormer would be 5.3m deep, 5m wide and 2.7m high, with a cubic content of 35.77m^3 . The rear dormer will be 500mm from the sides and bottom edge of the roof, but only marginally set below the ridge of the roof line of the building.
- 1.2 The proposal includes the formation of a rear roof terrace at second floor level. The roof terrace would be 6m wide and 5m deep (30m^2) enclosed with 1.1m high painted metal balustrades. The roof terrace has been revised since the previous application to include 'low level' planters and reduce the size of the terrace by 2.4m in width and 1.7m in depth, reducing total by 21.8m^2 .
- 1.3 The principal considerations material to the determination of this application are summarised as follows:
- (i) the design of the proposed dormer and roof terrace (including the relationship to the host building and the impact of the works on the character and appearance of the Bartholomew Estate Conservation Area); and
 - (ii) the impact of the works on residential amenity these issues are discussed below.

2.0 Assessment

Design

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2 The Bartholomew Estate Conservation Area Appraisal cites "isolated dormer intrusions" as a negative feature of the CA and a current issue which, collectively, are eroding its special character. The appraisal also states, extensions have not become part of the character of the area. BE15 of the CAA explains that the position of any dormers in the roof slope should respect the ridge and hip lines and general proportions of the building; this is further supported by the guidance in CPG1.

2.3 The application property forms part of a pair of semi-detached buildings, neither of which feature later roof extensions such as dormers on any elevation. The roofline of this pair is therefore considered unimpaired, other than rooflights flush with the pitch of the roof and as such the proposal would result in "isolated dormer intrusions". The building has been identified as a positive contributor to the conservation area.

2.4 The CPG1 (Design) cites, alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will

be generally considered acceptable, providing that dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

2.5 The proposed rear dormer does not respect the ridge of the roof slope, failing to comply with the 500mm gap between the dormer and the ridgeline set out in CPG 1. The dormer is considered too large and thereby overly prominent within the context of the roof slope.

2.6 Within this context, the proposed rear dormer, justifies a reason for refusal. It is considered that such roof level alterations would impact the character and appearance of the host building, to the detriment of the character and appearance of the conservation area. The proposal is therefore considered unacceptable in design terms, contrary to DP24 and DP25 of the LDF, CPG1 and the conservation area appraisal.

2.7 With particular regard to the formation of a rear roof terrace at second floor level, planning permission has recently been permitted at No.81 (2010/2025/P), whilst a number of other buildings along this terrace also feature similar railings, albeit without planning consent. Measuring 1100mm in height, the railings would not result in any significant visible bulk to harm the appearance of the host building.

Amenity

2.8 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

2.9 With particular regard to the formation of a rear roof terrace at second floor level, Officers consider that this would cause unacceptable overlooking to windows servicing habitable rooms at lower level within 73 Patshull Road and upper floor level within 71 Patshull Road. The proposed terrace would propose additional harm to the impact on privacy to adjoining occupiers by way of overlooking, disturbance and loss of privacy to neighbouring properties, contrary to policy DP26 and guidance within chapter 7 of CPG6 (Amenity), thereby justifying a reason for refusal. Overlooking in this instance would not be overcome by a privacy screen or the proposed planting measure at 'low level' as this would not be acceptable in design terms.

2.10 A window in the rear elevation of 75 Patshull Road can be seen into from the proposed roof terrace, however this window is located in the stairwell of the property and there are no concerns with regards to privacy or overlooking into this property.

2.11 The proposed rear dormer includes windows in the rear elevation, however given their location and distance from other facing windows, this element would result in no overlooking or loss of privacy to surrounding occupiers.

2.12 Given the location of the proposed dormer and extent and size of railings proposed at second floor level, the proposal would not exert a materially harmful impact in terms of sunlight, daylight, visual bulk or sense of enclosure to the adjacent residential occupiers.

3. Conclusion:

3.1 The proposed rear dormer, by reason of size, and detailed design would harm the appearance of the host building, disrupt its symmetry with the adjoining semi-detached property and unacceptably

altar the roofline in this part of Patshull Road. The proposal therefore fails to preserve and enhance the character and appearance of the Bartholomew Estate Conservation Area. This is contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

3.2 The Council consider that the impact of the proposed development on the amenity of 71 and 73 Patshull Road would also be unacceptable. The roof terrace would overlook 71 and 73 Patshull Road, resulting in a loss of privacy and overlooking.

Recommendation: Refuse planning permission on design and amenity grounds.