

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/07/2013</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>04/07/2013</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Carlos Martin			2013/3355/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
14 C Carlingford Road London NW3 1RX			Refer to draft 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>				
Replacement of front and rear dormers with new enlarged dormers including a balcony at the rear and reinstatement of a second floor window in front elevation of residential flat (Class C3).				
<b>Recommendation(s):</b>		<b>Grant conditional permission</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>33</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Press notice published from 13/06/2013 to 04/07/2013. Site notice displayed from 07/06/2013 to 28/06/2013.  No response.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	The Heath & Hampstead Society: Objects. <i>The proposal does not improve the architecture of the host building and harms the character of the conservation area.</i>  Hampstead CAAC: <i>The width of the front dormer should match the width of the rear one. The terrace should not be permitted to exceed the original dormer. The glazing should be set back.</i>  <u>Officer's comments:</u> See design section of assessment below.					

## Site Description

The application site relates to a 4-storey mid-terrace building located on the north side of Carlingford Road, within the Hampstead Conservation Area. The building is not listed but has been identified as a positive contributor the character and appearance of the conservation area.

The property is divided into three flats. The area is predominantly residential in character.

## Relevant History

### 14 Carlingford Road

**2012/4341/P:** Enlargement of existing front and rear dormers including new rear balcony with railings and reinstatement of a second floor window in connection with residential flat (Class C3). **Refused**

*Reasons for refusal:*

- 1. The proposed front dormer, by reason of its size, scale and design, would result in harm to the character and appearance of the building, the terrace within which it sits and this part of the Hampstead Conservation Area.*
- 2. The proposed rear dormer, by reason of its design and balcony with prominent railings, would result in harm to the character and appearance of the building, the terrace within which it sits and this part of the Hampstead Conservation Area.*

**PWX0103877:** Erection of an external garden staircase at rear upper ground floor level and minor associated elevational alterations. **Granted** 10/12/2001.

**PWX0103298:** Erection of an external garden staircase and balcony at rear of upper ground floor level. **Refused** 22/05/2001.

**8533:** Conversion into three self-contained units. **Granted** 04/08/1959

### Neighbouring properties

There is a long history of applications for the erection of new and the enlargement of existing front and rear dormers in Carlingford Road. Since the adoption of the Local Development Plan in 2010 approval has been granted for the “*erection of replacement box dormer window on the front roofslope and box dormer with roof terrace on the rear roofslope*” at no. 8 Carlingford Road (ref 2012/6424/P).

## Relevant policies

### **NPPF 2012**

### **The London Plan 2011**

### **LDF Core Strategy and Development Policies 2010**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2011:** 1 (design) & 6 (amenity)

**Hampstead Conservation Area Statement 2001**

### 1. Proposal

2. Planning permission is sought to replace the existing front and rear dormers with new enlarged ones, including a balcony with railings at the rear. The proposed new front dormer would be approx 3.4m wide by 1.6m high and would project 3.0m. This dormer would feature two windows. The rear dormer would be 3.7m wide by 2.1m high and would project 2.8m (3.7m including the balcony). This dormer would feature a set of centrally located doors and a window at either side. It is also proposed to reinstate a front window at second floor level.
3. All new windows will be made timber sashes and casements and painted white to match existing. The new external facing materials will match those existing with lead cladding to the cheeks to the dormers.
4. The proposal is a resubmission of a previously refused scheme. (See history section above)

### 5. Main planning considerations

6. The main issues to be considered are:-

- a) design and impact on the appearance of the building and on the character and appearance of the conservation area; and
- b) neighbouring amenity.

### 7. Policy considerations

8. Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. Para. 24.13 states that "*extensions should be subordinate to the original building in terms of scale and situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.*"
9. Policy DP25 states that within conservation areas the Council will only permit development that preserves or enhances the character and appearance of the area. The Council will also take account of conservation area statements, appraisals and management plans when assessing applications within conservation area.

### 10. Design and appearance

11. The existing roofscape in Carlingford Road is characterised by a variety of front and rear dormers set within the roof slope and mainly subordinate in size and location to the roof, although there are a number of larger ones that have been identified in the Hampstead Conservation Area Statement as negative elements that harm the character and appearance of the conservation area, notably nos. 15, 22, 24, 30, 32 and 34. Numerous rear dormers have terraces projecting out to the eaves which, although contrary in design terms to the current Camden's supplementary planning guidance, have been there for a considerable time.
12. Given the above, the enlargement of the existing front and rear dormers is considered acceptable in principle. The previously refused proposal was considered to be unacceptable on the basis that the proposed front dormer was overly large and would create a bulky, obtrusive, unorthodox and unattractive structure on the front roofslope. The new proposal is considered to have overcome the previous reasons for refusal. When taken in context with other roof extensions, the proposal is considered to be appropriately designed and in terms of scale and form is subordinate to the existing dormers along the street and sensitive to the appearance of the building. The windows on the dormer relate in appearance and proportion to the timber windows below.

**13.** The proposed rear dormer would not be visible from the public realm and its size is considered acceptable for the rear roof slope in the context of this terrace where most properties feature enlarged rear dormers. Given the variety of balustrades and roof terraces evident in the surrounding area and the fact that the rear elevation is not visible from surrounding streets, on balance, the proposed changes are considered to be acceptable.

**14. Residential Amenity**

**15.** The proposal does not raise any amenity concerns. The level of overlooking between properties, gardens and terraces within this area is already considerable and therefore it is considered that the proposed new dormers and balcony would not adversely affect the amenities of neighbouring residents to a detrimental level that would warrant refusal of the application on amenity grounds.

**16. Conclusion**

**17.** The proposed dormers would be subordinate to the main building in terms of their scale and proportions. In this regard and taking the surrounding context into consideration they would be in keeping with the appearance of the building and the character and appearance of this part of the conservation area. For these reasons they are considered to comply with policies, CS14, DP24 and DP25.

**18. Recommendation:** Grant planning permission.