



Application No: 2013/3355/P

14 C Carlingford Road

□ London

□ NW3 1RX

Scale:

1:671

Date:

11-Jul-13

N



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	23/07/2013
		N/A / attached		Consultation Expiry Date:	04/07/2013
Officer			Application Number(s)		
Carlos Martin			2013/3355/P		
Application Address			Drawing Numbers		
14 C Carlingford Road London NW3 1RX			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
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).					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	33	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Press notice published from 13/06/2013 to 04/07/2013. Site notice displayed from 07/06/2013 to 28/06/2013. No response.					
CAAC/Local groups* comments: *Please Specify	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

Assessment

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.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th July 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2013/3355/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

11 July 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
14 C Carlingford Road
London
NW3 1RX

Proposal:
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).
Drawing Nos: 10556/TP/LOC & 01556/TP/01r4

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 10556/TP/LOC & 01556/TP/01r4

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)



Carlingford Road



Carlingford Road



Carlingford Road (no. 14 is the property with the pitched dormer)



14 Carlingford Road. Rear elevation.



Rear of properties along Carlingford Road



Rear of properties along Carlingford Road



Rear of properties along Denning Road as seen from application site.

Approved scheme at no. 8 Carlingford Road (24/01/2013).



Front elevation.



Rear elevation.

Refused scheme at no. 14 Carlingford Road (30/10/2012).

