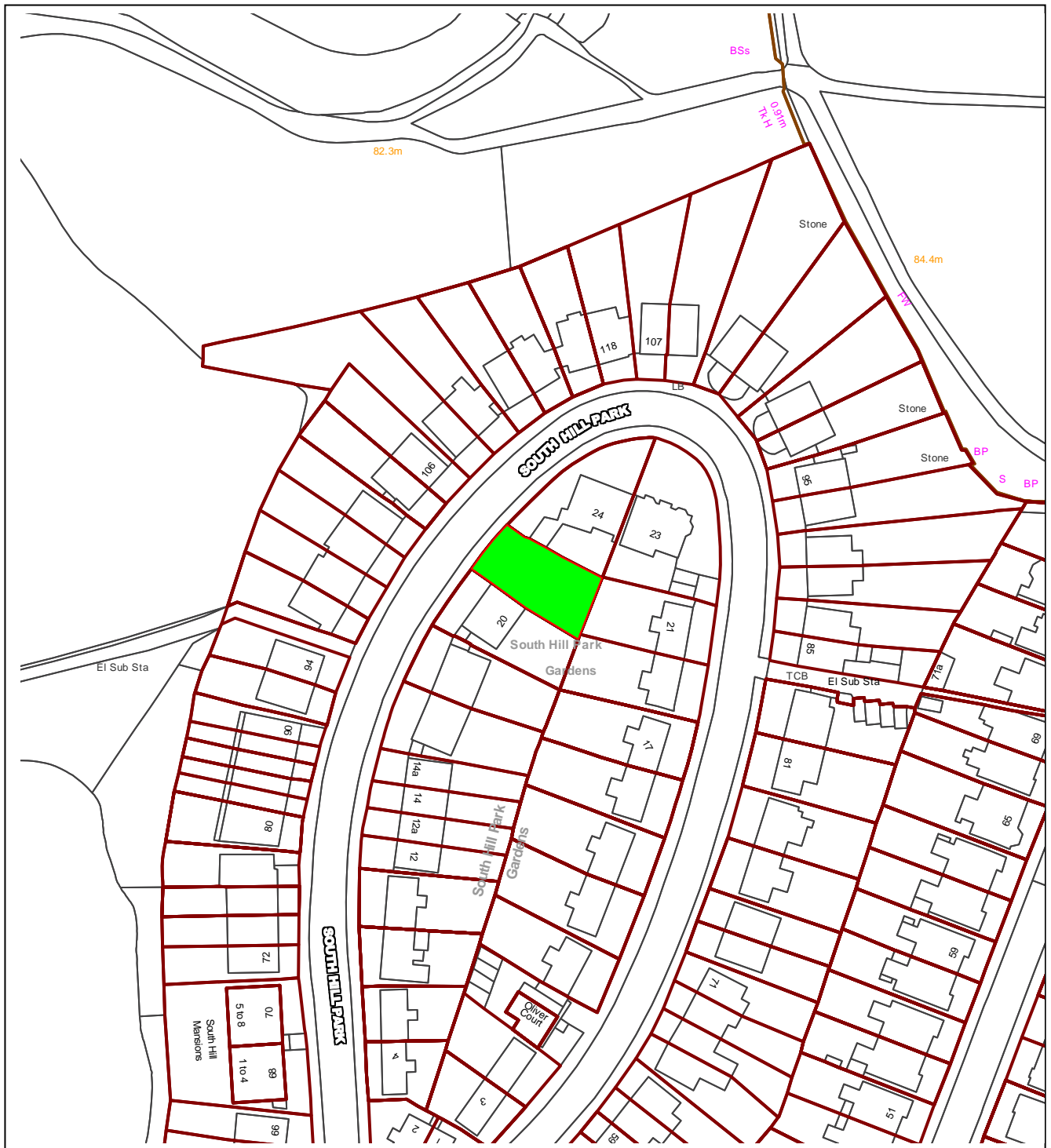


22 South Hill Park Gardens – 2013/2478/P



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Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/07/2013
		N/A / attached		Consultation Expiry Date:	13/06/2013
Officer			Application Number(s)		
Neil Quinn			2013/2478/P		
Application Address			Drawing Numbers		
22 South Hill Park Gardens London NW3 2TG			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement of existing skylight with dormer window to front roofslope and installation of new dormer window to rear roofslope (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	22	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>One email received raising the following issues:</p> <ul style="list-style-type: none">- Proposed rear balcony and dormer results in loss of privacy to No. 23 by looking straight into living area/conservatory, and bedroom at 2nd floor level, as well as causing significant noise and disturbance as existing rear balcony seems to amplify sound from rooms within and the bathroom behind the proposed balcony will make this even worse as bathrooms are often tiled. <i>Officer comment: See sections 2.6-2.9 of report.</i>- Told that balconies were not allowed and dormers had to be restricted in height/width and set well back from the roof line. <i>Officer comment: see sections 2.1–2.5 of report</i>- The fact that the Design and Access statement cannot justify the need for such a balcony and dormer supports objection. <i>Officer comment: The Design and Access statement is considered to satisfy the requirements for such a document, considered issues of site, design, layout, materials etc. An objection solely on these grounds cannot be supported as a reason for refusal.</i>					
CAAC/Local groups comments:	<p>South Hill Park CAAC: Proposal has not been reduced satisfactorily. Roofline and construction may create serious problems and sight lines. <i>Officer comment: see sections 2.1–2.5 of report</i></p> <p>The Heath and Hampstead Society: Property already has balconies with large French doors at the front and at the back. This application is proposing another balcony at the rear which is just not acceptable. The existing rear balconies at roof level already cause serious overlooking and noise particularly in the summer and an additional balcony will create even more noise. <i>Officer comment: see sections 2.6–2.9 of report</i></p> <p>At the front the proposed dormer will just add to the current proliferation of dormers in the street, which spoil the Conservation Area as each dormer is a different size, height and width. Another dormer will just add to the visual chaos at roof level. <i>Officer comment: see sections 2.1–2.5 of report</i></p>					

Site Description

The application site is a large four-storey building which forms a semi-detached pair with No. 20 to the south, located on the west side of South Hill Park Gardens. It is not listed, but is recognised as making a positive contribution to the South Hill Park Conservation Area. It is currently occupied as a single family dwelling.

Relevant History

2013/2461/P – Application **granted on 02/07/2013** for erection of rear extension to ground floor level including alteration to existing extension, alteration to first floor windows to rear elevation (Class C3).

2013/2518/P – Application **granted on 02/07/2013** for the installation of a skylight to front elevation and replace an existing skylight with a dormer window to side elevation at roof level (Class C3).

Planning permission was **granted in Jan 1971** (9995/R1) for the erection of an external staircase.

There is no other relevant planning history relating to the property.

Relevant policies

LDF Core Strategy and Development Policies

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

CPG1 (Design)

CPG6 (Amenity)

South Hill Park Estate Conservation Area Statement 2001

London Plan, 2011

NPPF, 2012

Assessment

1.0 Proposal

1.1 The proposal involves the erection of new dormer windows to both front and rear roofslopes, measuring 1.3m wide, 1.3m deep and 1.4m high. These would be lead clad and timber framed. The proposals have been amended during the course of the application, removing the originally proposed larger dormer with French doors and balcony to the rear elevation, and replacing this with a simple dormer window to replicate that proposed to the front roofslope.

2.0 Assessment

Design and Conservation

2.1 Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia '*preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...*'. The property lies within the South Hill Park Conservation Area, and any alterations/extension to these buildings should *preserve and enhance* the character and appearance of this conservation area.

2.2 The South Hill Park Conservation Area Statement, with regard to front dormers, states that these will not be allowed where a cluster of roofs remain largely unimpaired. The Design and Access Statement submitted with the application includes an analysis of the context of roof level extensions and alterations in the area. It is clear that there are a significant number of other front dormer extensions present in the immediate vicinity of the site, including on the host building (no relevant planning permission), No. 20 to the immediate south (granted permission in 1985), and a number of properties on the opposite side of the street (including Nos. 94 and 106 South Hill Park, granted permission in 2010 and 2007 respectively). Given this context, particularly as the proposal would bring an element of symmetry back to the front roofslope, it is considered that the principle of a front dormer window is acceptable in this location.

2.3 A dormer with French doors and balcony, matching the existing one on the host building, was initially proposed to the rear. However this would not accord with the detailed advice set out in CPG1 with regard to dormer windows, and therefore was considered an overly bulky and dominant roof addition. The revised size and scale of the dormer overcomes these concerns, complying with the advice set out in CPG1 for this type of roof extension; it would be well set down from the main ridge and up from the eaves line, and ensures a significant amount of the existing roof form would remain visible.

2.4 Views of the rear dormer would only be possible from private windows and rear gardens, and is therefore also considered acceptable on design and conservation grounds. A number of properties in the immediate area have rear dormer windows of varying size and scale, and the revised dormer would be an improvement on many of these, complying with the advice set out in CPG1.

2.5 On the basis of the above, the proposed dormer is considered to at least preserve the character and appearance of the host building and this part of the South Hill Park Estate Conservation Area.

Residential amenity

2.6 An objection has been raised from a neighbouring occupier on the grounds that the proposed rear dormer and balcony would cause a material loss of privacy, and significant additional noise and disturbance, to the occupiers of No. 23 South Hill Park Gardens. It is considered that the revisions to the scheme, removing the balcony and French doors, ensure that these concerns are mitigated.

2.7 Although the rear dormer itself would allow additional, more direct views into neighbouring rear gardens (including No. 23), this is not considered to result in a significant increase given the views currently afforded by upper floor windows to the rear elevation, sufficient to consider it material. It should be noted that both Nos. 23 and 24 have side and rear dormers which allow a similar degree of overlooking to neighbouring properties (including the application property), and given the close-knit relationship between properties in this location, a degree of mutual overlooking has to be expected. On this basis, the objection on privacy grounds cannot be sustained as a reason for refusal.

2.8 The bulk, scale and siting of both front and rear dormers ensure they would not result in any material harm to neighbours' amenity in terms of loss of daylight/sunlight, or increased sense of enclosure.

2.9 On this basis, the revised proposals are considered to comply with policy CP26 and the advice set out in CPG6.

Recommendation: Grant conditional 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'

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E2 7RJ

Application Ref: **2013/2478/P**
Please ask for: **Neil Quinn**
Telephone: 020 7974 **1908**

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:
22 South Hill Park Gardens
London
NW3 2TG

Proposal:
Replacement of existing skylight with dormer window to front roofslope and installation of new dormer window to rear roofslope (Class C3).
Drawing Nos: Site Location Plan, 2101 Rev P1, 2104 Rev P1, 2106 Rev P1, 2124 Rev P1, 2125 Rev P2, 2126 Rev P2, 2200 Rev P1, 2300 Rev P1, 2301 Rev P1, 2302 Rev P1, 2311 Rev P2, 2313 Rev P2

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: Site Location Plan, 2101 Rev P1, 2104 Rev P1, 2106 Rev P1, 2124 Rev P1, 2125 Rev P2, 2126 Rev P2, 2200 Rev P1, 2300 Rev P1, 2301 Rev P1, 2302 Rev P1, 2311 Rev P2, 2313 Rev P2

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)



Birds-eye view showing application site in context with other properties with dormer extensions in surrounding area



Fig 3.1
Front Elevation of South Hill Park Gardens



Fig 3.2
Rear Elevation of number 22 South Hill Park Gardens and adjacent properties

Front (LHS) and rear (RHS) elevation of application site (with No. 20 South Hill Park Gardens)



View from existing rear balcony (showing current views into neighbouring gardens and windows)



View looking out of rooflight to side elevation (showing relationship to other properties on South Hill Park Gardens)