

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/06/2013</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>16/05/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hilary Cuddy				2013/1994/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 Primrose Gardens London NW3 4TN				Refer to 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 and enlargement to the front and rear dormer windows at third floor level of dwellinghouse (C3).							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>19</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed between 19/04/2013 and 10/05/2013 A press notice was published between 25/04/2013 and 16/05/2013  No responses have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		The Belsize CAAC objected to the size and height of rear dormer and the loss of roof slope and eaves.					

## Site Description

The subject site is situated on the southern side of Primrose Gardens and is located within the Belsize Conservation Area. The property, which is identified as a building that makes a positive contribution to the area is occupied by a four-storey terraced property that is presently utilised as flats.

## Relevant History

### 44 Primrose Gardens

2010/1355/P-Erection of a dormer roof extension to the front and rear, erection of single storey rear extension with roof light at lower ground floor level and erection of a glass balustrade to a re-instated rear ground floor balcony for a single family dwelling (Class C3). Granted 01/06/2010.

### 7 Primrose Gardens

2007/2620/P-Alterations to the rear dormer window to provide a terrace area with glazed balustrade to the top floor flat. Granted 07/08/2010.

### 31 Primrose Gardens

2009/3668/P-Erection of a dormer window on the front and rear roof slopes in connection with renovation of residential maisonette (Class C3). Granted 27/10/2009.

### 9 Primrose Gardens

2011/3661/P-Enlargement of rear roof level terrace and enclosure with railings, installation of spiral staircase from terrace to main roof of building and installation of railings to the rear of the main roof terrace all in connection with existing dwelling (Class C3). Refused 20/09/2011.

### 26 Primrose Gardens

2009/0504/P-Alterations at roof level including French doors at rear, rear terrace area and new dormer windows to front, in connection with existing maisonette. Refused 17/06/2009.

### 5 Primrose Gardens

2013/2526/P- Replacement of existing rear dormer with new dormer with full height windows and doors leading to new balcony to existing residential flat (Class C3). Undecided.

## Relevant policies

### LDF Core Strategy and Development Policies (2011)

CS5 – Managing the impact of growth

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 1: Design (2011)

(Paragraph 5, pages 33-41)

### Camden Planning Guidance 6: Amenity (2011)

(Paragraphs 6 and 7, pages 31-39)

### Belsize Conservation Area Statement (2002)

Character

## Assessment

### 1. Proposal

1.1 Planning permission is sought for:

- Replacement and enlargement of existing dormer to front roof slope; and
- Replacement and enlargement of existing rear dormer and the creation of a terrace with glass balustrade to rear roof slope.

1.2 Revisions were recommended in order to make the scheme acceptable however the applicant did not wish to amend the scheme.

### 2. Assessment

2.1 The main issues of concern are **a]** the design and impact on the appearance of the host building, and on the character and appearance of the conservation area and **b]** neighbour amenity.

### 3. Design

The application site falls within a terrace of properties on Primrose Gardens that runs from Belsize Grove to Englands Lane. The terrace comprises three storey buildings with a lower ground and attic level. It is acknowledged that there are a wide variety of dormer window styles and sizes on the front elevations of the properties. The properties (nos. 1-57) are identified in the Belsize Conservation Area Statement as making a positive contribution to the character and appearance of the conservation area.

Camden's Planning Guidance states that 'the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind'. Furthermore the Belsize Conservation Area Statement notes that 'there are examples of inappropriate dormers at roof level', further stating that a current development issue within the Conservation Area are minor alterations which 'can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole'. Notably 'roof extensions - particularly the addition of overly large, inappropriately proportioned dormers, and the addition of mansard roofs'.

#### 3.1 Dormer on front roof slope

The proposed replacement front dormer would result in an increased size from (1.3m (h) x 2.3m (w) x 1.9m (d)) to 1.3m (h) x 3.5 m (w) x 1.9 m (d) and would be located in the middle of the roof slope. The enlargement of the proposed dormer would not appear as a separate small projection as per Camden's Planning Guidance (paragraph 5.11) and would instead dominate the roof due to its large proportions thus spoiling the aesthetic quality of the roof and the property.

### 3.2 Dormer and Roof Terrace on rear roof slope

Many of the properties on Primrose Gardens have fairly large sized dormers and terraces or Juliette balconies on the rear roof slopes. However many of these are historic additions or were approved prior to the adoption of the LDF in 2011 (2010/1355/P, 2007/2620/P, 2009/3668/P).

The proposal involves an increase in the depth and width of the rear dormer to 2.4m (h) x 3.5m (w) x 2.7m (d). The proposed dormer would have a terrace with bi-folding doors. CPG 1 paragraph 5.72 states that 'a terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with [amongst others] the following criteria:

- The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof elevation of the property.

- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.

The balustrade would extend 1.1m in height and would be clearly visible above the roof slope. Only 0.6m of the roof apron is retained and therefore would be visually obtrusive, contrary to paragraph 5.25 of CPG 1 (Design).

It is considered that the enlarged dormer extension would occupy a significant portion of the remaining roof, resulting in additional massing and bulk on the roof which would fail to respect the scale and proportions of the host building. This is exacerbated by the proposed glazed balustrade, which represents an incongruous and unsympathetic addition at roof level, and is also contrary to the design advice given in CPG1.

The proposed front and rear dormer and associated terrace would, by reason of their excessive size, increased prominence and inappropriate design fail to preserve and enhance the historic character and appearance of the Belsize Conservation Area. The proposal is therefore contrary 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.

### 4.0 Amenity

Policy DP26 of the LDF states that Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

By virtue of its scale and siting in context with adjoining properties, the dormers would not result in an unacceptable loss of daylight/sunlight or increased sense of enclosure to neighbouring properties. The balcony to the rear would allow additional views into the garden of the application property (used as a separate flat), as well as gardens of neighbouring properties. However, given the level of overlooking already afforded by the dormer and windows on upper floors of the building, and recessed nature of the balcony, this is not considered to result in any material loss of amenity to neighbouring occupiers. The proposed dormer and balcony is considered to comply with the guidance set out in CPG 6 (Amenity) and Policy DP26 of the LDF.

### 5. Recommendation: Refuse on design grounds.

