

Delegated Report		Analysis sheet	Expiry Date:	09/11/2012
		N/A / attached	Consultation Expiry Date:	7/2/2013
Officer			Application Number(s)	
John Nicholls			2012/6802/P and 2012/6777/P	
Application Address			Drawing Numbers	
Flat 2nd Floor 19 Glenmore Road London NW3 4BY			See decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
2012/6802/P - Erection of dormer and installation of a rooflight to rear roof of existing flat (C3)				
2012/6777/P - Erection of dormer, rooflight and the formation of an external terrace to rear roof of existing flat (C3)				
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	15	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>2012/6802/P - A site notice was displayed on 11/1/2013 and a press notice on 17/1/2013. No comments have been submitted in relation to this application.</p> <p>2012/6777/P - A site notice was displayed on 10/1/2013 and a press notice on 17/1/2013. No comments have been submitted in relation to this application.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Belsize CAAC have commented as follows on both schemes:</p> <p>2012/6802/P – Object strongly to proposed dormer which is out of keeping with the house and adjoining house. It is too large and makes extensive use of glass which would be harmful to the character and appearance of the Conservation Area.</p> <p>It would create an additional storey at roof level and would not maintain the existing profile and solid appearance of the roof.</p> <p>2012/6777/P – Object strongly to proposed dormer and terrace which is out of keeping with the house and adjoining house. It is too large and makes extensive use of glass which would be harmful to the character and appearance of the Conservation Area.</p> <p>It would create an additional storey at roof level and would not maintain the existing profile and solid appearance of the roof.</p> <p>The proposals should be recommended for refusal.</p>					

Site Description

The property is located mid-terrace on the eastern side of Glenmore Road close to the junction with Glenloch Road. The properties are two storey red brick terraces and cover basement to attic floors with true mansards on the front elevation. The property is not listed but does lie within the Belsize Conservation Area and it is considered to be a positive contributor.

Relevant History

TPD1730/1689 - Conversion of 19, Glenmore Road, N.W.3. into three self contained flats with dormer window at rear – Granted - 09/11/1964

9500923 - Creation of rooms in roof space with rear dormer velux window, front velux windows and balcony with second floor dormer – Refused - 02/02/1996

P9601709 - Installation of two velux roof windows on rear roof slope – Granted - 12/07/1996

2012/4774/P - Installation of dormer to rear elevation at roof level of existing second floor flat (Class C3) – Withdrawn - 26/10/2012

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) – (p33-36)

CPG6 (Amenity)

Belsize Conservation Area Statement - (p39)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

The proposals both involve adding a half width rear dormer extension to the upper part of the rear roofslope, one with an adjacent rooflight (2012/6802/P) and one with an adjacent rooflight and terrace (2012/6777/P).

These schemes are a variation on a previous scheme submitted in 2012 for a full width rear dormer extension with associated terrace area which was withdrawn after discussions with officer's because the proposal did not meet the Council's Design Guidance contained within CPG1.

Design

The property lies within the Glenloch Area (sub area four) within the Belsize Conservation Area and is considered to be a positive contributor. The properties along Glenmore Road all have mansard roofs with dormer windows on the steep front roof pitches and the occasional upper front roof pitch containing a velux rooflight. At the rear the roof pitch is shallow and similar to that of the mansard at the front, however, there is no mansard at the rear and the roofslope extends either to where the roof pitch meets the rear elevation at second floor level in between closet wings, or continues down to finish at first floor eaves level above the first floor of the closet wing extensions.

Like the front there are a few properties which have rooflights in what is effectively the area of the rear upper mansard pitch. There are three exceptions to this where small dormers have been fitted to these rear roof slopes, namely at No.'s 27, 33 and 63 Glenmore Road. Some lower roof slopes have had dormer additions added on 24 properties including the host property. On Howitt Road, which backs onto the site, the rear roof slopes are proper mansards, and of these, upper roof dormers can be found on a further three properties with rooflights found on a handful of others. Namely No.'s 32, 34 and 59.

Camden's Design Guidance states (paragraph 5.7) that roof alterations are likely to be acceptable where a proposal seeks to re-unite a terrace by continuing a pattern of development, or where the proposals are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form, or where there are a variety of additions which create an established pattern and where further development of a similar form would not cause additional harm.

It goes on to state (paragraph 5.8) that roof alterations will be unacceptable where buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves, or by where the scale and proportions of the building would be overwhelmed by additional extension.

Furthermore, in paragraph 5.11 in the section on dormer roofs, the guidance states that dormers should not be introduced where they interrupt an unbroken roofscape and that they should appear as small projections on the roof surface and be aligned with windows on lower floors. There is also guidance on how far dormers should be set in from ridges, parapets and eaves.

In the Belsize Conservation Area Statement policy BE26 states that roof extensions can change the shape of the roof and can have a harmful impact on the CA and are unlikely to be acceptable where the property forms part of a group or terrace which remains largely, but not completely unimpaired.

2012/6802/P

This proposal centres a part width dormer centred on the dormer lower down the rear roof slope. The proposed dormer sits off the ridge by 100mm and off the side parapet walls by 700mm (North side) and 2.25m (south). The dormer footprint finishes roughly level with the eaves of the main rear elevation of the property on the southern side. The dormer meets the specific dormer design criteria set out in the CPG (pages 35-36) apart from the proximity to the ridge height which it desires to be 500mm and this sits closer to the ridge than required by the design guidance.

The proposed dormer is full door height but with only the top half glazed not only on the rear elevation but also nearly half the depth of each cheek. The dormer extends 4.1m off the ridge, and 2.1m high at it's highest off the roofslope. Adjacent to the proposed dormer on the southern section of roofslope, a large rooflight is also proposed which measures 1.7m square.

The overall proposal is located within the upper part of this roofslope which is largely untouched as stated above and therefore this is considered to be unacceptable in principle and contrary to the CPG. There are a few extensions built in this upper part of the rear roof slope, however, the vast majority of roof alterations are not within the upper roof slope and the current proposal would sit awkwardly in this location because the roof pitch is considered too shallow for such an extension as it produces such a large dormer which gives a resultant top heavy feel to the roofslope.

The proposed dormer is therefore considered to be unacceptable because it conflicts with both policy DP24 and DP25 and the Conservation Area Statement due to its prominent location and is considered to form an incongruous addition to the roof of this property which would disrupt the almost unimpaired upper roof slopes along the terrace and fails to accord with the Design Guidance.

In respect of application 2012/6777/P:

The proposed dormer also has an adjacent roof terrace located below the proposed rooflight on the southern side of the upper part of the roof. The terrace would be formed by extending the lower solid part of the proposed dormer south towards the party parapet wall, and will effectively build up the main rear elevation in order to form the safety railing. The terrace would measure 1.5m deep and 2.3m long. The dormer proportions are approximately the same as those of the first scheme with a door access on the southern cheek rather than glazing. The overall impression of this proposal is a full width roof addition.

The dormer and terrace are considered to be unacceptable because they also conflict with both policy DP24 and DP25 and the Conservation Area Statement due to its prominent location and is considered to form an incongruous addition to the roof of this property which would disrupt the almost unimpaired upper roof slopes along the terrace and fails to accord with the Design Guidance.

Amenity

Neither proposal is considered to cause amenity problems which could be considered harmful. The dormer would give views the sides and rear over the wider neighbourhood, however, all neighbouring habitable room windows are more than 18m away and therefore despite a greater outlook from the proposed dormer the harm would be minimal due to this distance between properties.

The rear terrace is also located more than 18m away from neighbouring habitable room windows and outlook again would be increased but not considered to be harmful as a result of the proposal.

Recommendations: Refuse Planning Permission

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