

Delegated Report		Analysis sheet		Expiry Date:		23/11/2012	
		N/A / attached		Consultation Expiry Date:		20/11/2012	
Officer				Application Number(s)			
Philip Niesing				2012/5200/P			
Application Address				Drawing Numbers			
6 Bromwich Avenue London N6 6QH				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
The erection of rear and side dormer roof extensions; the erection of single storey rear extension; installation of 2x rooflights within the front elevation; and alterations to the fenestration, all in connection with existing dwellinghouse (C3).							
Recommendation:		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice 10/10/2012 until 31/10/2012 Press Notice 18/10/2012 until 08/11/2012 No response was received.					
CAAC/Local groups comments:		Holly Lodge CAAC confirmed in writing that they raise no objection to the proposal.					

Site Description

The application site lies on the southern side of Bromwich Avenue and comprises a two storey semi detached dwellinghouse, forming a pair with number 8 Bromwich Avenue.

Although the building itself is not listed, it forms part of the Holly Lodge Estate Conservation Area (designated in 1992). This part of Holly Lodge Estate Conservation Area is described in the conservation area statement as *'avenues of semi-detached and detached houses characterised with stucco-detached houses with prominent gables that sweep down to the ground floor level.'* All properties within the conservation area are considered positive contributors.

The surrounding area is characterised by similar rendered semi-detached and detached dwellinghouses.

Relevant History

8 Bromwich Avenue (the adjoining pair)

2011/4494/P Erection of a full width rear extension at ground floor level, erection of dormer window to rear and side elevations, and installation of two rooflights to front elevation of dwelling (Class C3). **Granted** on 31/10/2011

4 Bromwich Avenue

2003/2917/P Construction of a dormer window to side and rear elevation. **Granted** on 11/12/2003

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS16 (Improving Camden's health and well-being)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

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)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy

NPPF, 2012

London Plan, 2011

Assessment

Proposal

Planning permission is sought for:

- the erection of dormer roof extensions to the side and rear roofslopes of this semi detached dwellinghouse;
- the erection of a full width single storey rear extension, measuring 3m (deep) x 6m (width) x 3m (height), with a large flat rooflight where the proposed extension would abut the rear wall and a sedum roof;
- 2x rooflights in the front roofslope and a 3rd within the proposed side dormer;
- Alterations to the existing fenestration, involving the reinstatement of traditional timber casement windows painted white; and
- Construction of a patio area and associated hard landscaping.

The key planning considerations relate to the impact of the proposed development on the character and appearance of the host building and the surrounding Conservation Area, and the impact on residential amenity.

It is worth noting that the proposed rear extension can be built under permitted development rights [Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008] without the need for planning permission. Similarly, the rooflights and patio area would be permitted by Classes C and F respectively.

Design and appearance

Camden's Local Development Framework seeks 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 Holly Lodge Estate Conservation Area is a designated heritage asset and the Conservation Area Statement for this area identifies all buildings within the CA to make a positive contribution to the character and appearance of the conservation area.

CPG1 advocates that roof extensions should be of appropriate scale and be architecturally sympathetic to the age and character of the host building and retain the overall integrity of the roof form. It also states that roof alterations may be considered acceptable where there are a variety of additions or alterations to roofs in an area which create an established pattern and where further development of a similar form would not cause additional harm. The proposal to introduce side and rear dormers to this building would follow an established pattern of development within this part of Holly Lodge Conservation Area and the principle of the dormer roof extensions on this building has been established when permission was granted (ref. 2011/4494/P) for the roof additions at number 8 (the adjoining pair).

The proposal is for roof alterations/additions similar to that what was approved and built at numbers 4 and 8, the adjoining properties and it is therefore considered that the proposed roof alterations would restore the balance of the original building. Both dormers would measure approximately 2.5m in width x 2.35m in height, with pitched roofs and contain painted timber casement windows to match the style of the existing windows below and would also be aligned with lower windows.

Materials used in the construction of the dormers would match those used in the existing property. The dormers would be positioned 500mm from the eaves and 250mm from the roof ridge. Although Camden Planning Guidance advises that there should be a 500mm gap on all sides of the dormer this is necessary to allow for sufficient headspace for the internal staircase and for the pitch to be maintained at roof level, it is considered that in this instance the positioning is acceptable, given the pitch of the roof, set back from the street and proximity to the neighbouring property it would not be overly prominent from the street. It would also reflect the existing dormer roof extensions of numbers 8 and 4.

Moreover, the design and appearance of the proposed rear extension are considered appropriate. It would take the form of a modern addition, which would remain subservient in appearance to the host building and not cause harm to the character and appearance of the building or the wider Conservation Area. The applicant has also agreed to install a green roof on the flat roof area which would be similar to that what was approved at number 8. This is in line with Policy DP22 and would be secured by condition.

Rooflights: the proposed rooflights on the front roof slope would measure approximately 75cm in width x 80cm in height and would be flush with the roofslope, and match rooflights inserted at number 8.

Amenity

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policy DP26 of the LDF.

Overlooking and loss of privacy: A clear glass window would be incorporated within the proposed side dormer, which would sit directly opposite a similar clear glass window in the side dormer of number 4. Both these windows serve landings and would therefore not materially affect privacy.

Moreover, it is not considered, given the scale of the development relative to the neighbouring properties that the proposed roof alterations would materially affect the amenities enjoyed by those residents in terms of loss

of daylight and sunlight or outlook.

Recommendation

Grant planning permission

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