

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	19/09/2012
		N/A / attached	Consultation Expiry Date:	06/09/2012
Officer			Application Number(s)	
Neil Zaayman			2012/3936/P	
Application Address			Drawing Numbers	
38 Belsize Avenue London NW3 4AH			Refer to decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of roof extension with 4 circular windows and 4 rooflights in connection with existing residential flat (Class C3).				
Recommendation(s):		Grant permission subject to conditions		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	04	No. of objections	03
Summary of consultation responses:	<p>Site notice displayed from 09/08/2012 until 30/08/2012. Advertised in the Ham and High Newspaper 16/08/2012 until 06/09/2012.</p> <p>One neighbouring letter of representation was received raising objections in respect of the following:</p> <ul style="list-style-type: none"> - The proposal will change the profile of the facade of the terrace which is part of the Belsize Conservation Area; - The proposed roof extension (which rises 2m above the existing roof level) will cause a material loss of daylight to the bedroom, bathroom and living room of No. 36 Belsize Avenue; - Due to the proposal being built up to the party wall parapet, it is highly likely that any rainwater runoff will fall onto the roof and gutters of No. 36 rather than, as stated on the drawings, into existing valley gutters. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Belsize CAAC:</u></p> <p>No objection to the loft conversion.</p> <p>Objects against the circular windows due to lack of precedent.</p> <p><u>Belsize Resident's Association:</u></p> <ul style="list-style-type: none"> - Objects to the proposal on account of its design and the disruptive effect it would have on the streetscape; - The existing property sits in the centre of a terraced block of 6 identical houses each with an original and elegant front gable end which, in combination form a distinctive 'saw tooth' pattern. This is a distinguished and positive contribution to the conservation area. - The proposed development would be very clearly visible from the street and will completely disrupt this original pattern with an incongruous addition. - Furthermore the circular porthole windows have no relationship to the architectural context. 					

Site Description

The application site relates to a mid-terrace 3-storey building located on the south-side of Belsize Avenue. It forms part of a row of terraces (Nos. 32-42) which are a gable-fronted, three storey, late 19th/early 20th century terrace with set-backs between each pair to give the appearance of semi-detached properties. The houses have a square two-storey, three-light bay and decorative pediments over the doors. Vertical timber boarded fences and stone gate piers form the frontage boundary.

The application site comprises of three flats. The building is located in the Belsize Conservation Area. The building is identified as part of a group of buildings (32-42) that make a positive contribution to the character and appearance of the conservation area.

Relevant History

Application site:

2012/3751/P: Change of use from 2 x 2-bedroom flats (Class C3) to a single-family dwellinghouse (Class C3). **Application not yet determined.**

2012/4196/P: Replacement of windows on front and rear elevation in connection with existing residential flat (Class C3). **Application not yet determined.**

No. 32:

30312: The erection of a roof extension and formation of a roof terrace. **Refused on 30/06/1980.**

8401519: Construction of side dormer and roof terrace in connection with the formation of additional rooms in the loft space. **Granted on 21/11/1984.**

2011/1893/P: Extension and alterations including erection of dormer extension on south-west side roofslope, addition of roof terrace with roof over within north-east roofslope, installation of rooflight on north-east side roofslope and insertion of new windows on rear elevation to create additional accommodation space to top floor flat (Class C3). **Refused on 07/11/2011** for the following reasons:

- 1) The proposed side dormer extension, by reason of its location, position on the roof slope, detailed design, size and bulk, would appear as an incongruous and obtrusive addition to the existing roof, harmful to the character and appearance of the existing building and the Belsize Conservation Area, contrary to 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.
- 2) The proposed windows on the rear elevation, by reason of their size, design and position would harm the character and appearance of the existing building, the terrace of which it forms part and the Belsize Conservation Area, contrary to 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.

No. 42:

16935: The construction of 3 side dormers in the roof and the formation of a maisonette from the two new dormer rooms and an existing flat on the second floor. **Granted on 11/10/1973.**

21513: Conversion of loft to provide additional living accommodation, including the construction of 3 side dormer windows. **Granted on 11/12/1975.**

9005494: The erection of roof extension to provide enlarged flat on 2nd & 3rd floors. **Granted on 27/03/1991.**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)
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)

Belsize Conservation Area Statement (2009)

Assessment

Proposal:

The proposal is for roof extensions involving 2 x side dormer windows extending the full width of the main dwelling up to the parapet party wall. The dormer windows would each have a width of approximately 4m and set below the main ridge by approximately 200mm.

There would be circular windows to the front and rear elevations of the each dormer. The existing pitched roof would also have new rooflights to the side elevations.

The new loft space would be utilised as a new bathroom, extra bedroom and nursery room all in connection with the upper floor accommodation.

Assessment:

The main issues for consideration in this instance is the proposal's design and impact on the character and appearance of the Conservation Area and impact on neighbouring amenity.

Design / impact on character:

The Belsize Conservation Area Statement highlights inappropriate dormer extensions, particularly the addition of overly large, inappropriately proportioned dormers as negative features in the conservation area.

The conservation area statement further states that planning permission will not be granted for developments which change the shape and form of the roof, in particular where the property forms part of a group of terrace which remains largely, but not completely unimpaired. More specifically, it states that "*dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.*"

It was noted upon site inspection that the roofscape of the terrace (No. 32 – 42) has remained largely unaltered with the exception of extensions at No. 32 and 42. Notwithstanding, both these permissions are historic and were granted more than 20 years ago. It is therefore not considered that these examples set a precedent for similar development.

As mentioned above, the Belsize Conservation Area Statement (2009) makes specific reference to unaltered roofscape and inappropriate dormers which would cause harm. The guidance of the conservation area statement is further supported in the Camden Planning Guidance (CPG1 – Design). CPG1 require a 500mm gap between the dormer and the ridge or hip.

Notwithstanding the issues raised in the Belsize Conservation Area Statement, it was noted upon site inspection that the roof level is exceptionally high and views of the main roof is restricted by the gable end towards the front, chimney stacks and large mature trees towards the front of the property. In addition, the proposed dormers would be set back from the main front elevation by a minimum of 4.7m and approximately

750mm behind the existing chimney stacks.

In light of this set back, officers are of the opinion that the proposed development would not be visible from the street scene and would therefore not harm the unaltered roofscape to a degree that would harm the character and appearance of the conservation area.

It should however be noted that there are special site circumstances in this instance and combined with the proposed set-back of the dormers, the development would be acceptable in this instance. This development should not be seen as setting a precedent for future roof alterations in the vicinity of the application site and each application should be judged on its own merits.

Concerns were raised in respect of the circular lights proposed to the front and rear elevations of the dormers. Similar to the observations above, due to the site circumstances and the set-back, these windows would not be visible from the street scene and would therefore not have a harmful impact.

The proposals are therefore considered to be acceptable and would not cause unacceptable harm to the character and appearance of the street scene or wider conservation area.

Impact on neighbouring amenity

Concerns were raised in respect of a loss of light to the rooflights serving bedrooms at No. 36 Belsize Avenue. The dormer closest to No. 36 would be 4m in width (located between the chimney stacks) and have a height of 1.7m. The proposed development would be north-east of No. 36. It is not considered that a development of this size would cause unacceptable levels of harm in terms of sunlight / daylight received by this neighbour.

No flank windows are proposed in the dormers and the rooflights would be at high level. The development would therefore not result in any potential for overlooking.

It is not considered that the circular windows to the rear elevation would result in additional overlooking over and above the existing windows on 3rd floor level.

Transport issues:

The development would not intensify the use of the building. The proposal would result in an additional bedroom and nursery room in connection with the upper floor unit. It is therefore not considered that an additional cycle space is required, nor would the development be required as car-free or car-capped.

Community Infrastructure Levy:

The proposal would create approximately 51.55sq.m of internal floorspace and would therefore not be liable for the Mayor's CIL contribution.

Recommendation:

Grant permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th September 2012.
For further information please click [here](#).