

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Dates: 19/09/2012			
				Consultation Expiry Dates: 06/09/2012			
Officer			Application Number(s)				
Philip Niesing			1. 2012/3709/P; and 2. 20123634/P				
Application Address			Drawing Numbers				
1. 23 Bromwich Avenue, London N6 6QH 2. 21 Bromwich Avenue, London N6 6QH			Refer to Draft Decision Notices				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Erection of side and rear dormers to a dwellinghouse (Class C3); 2. Amendments to the side and rear dormer roof extensions to a dwellinghouse (Class C3) approved on 07/02/2011 (ref. 2010/6777/P).							
Recommendation(s):		1. Grant planning permission subject to a s106 Legal Agreement 2. Grant planning permission subject to a s106 Legal Agreement					
Application Type:		1. Householder Application 2. Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>Site Notice 01/08/2012 until 22/08/2012 Press Notice 09/08/2012 until 30/08/2012</p> <p>A letter was received from the occupier of no. 19 Bromwich Avenue, objecting to both applications for the following reason:</p> <p><i>'Objects to the size of the side dormer extending the outer wall straight up to the gable without interruption of soffits and gutter. This gives a greater impact of mass and height and is of a style yet unused on HLE. The proposal of rendering the front and sides of the dormers in pebble dash and paint to match the rest of the building (rear and side dormers) increases the visual impact and makes the dormers more conspicuous and increases the feeling of mass. Elsewhere on HLE all dormers are tile hung with the exception of a few having leaded side aspects.</i></p> <p><i>The rear dormers are exceptionally wide as they join in the centre'</i></p> <p>(Officer's note: The side dormers have been revised to include a section of roof above the eaves of the original building. See Sections 2 & 3 of this report.)</p>					

<p>CAAC/Local groups comments:</p>	<p>Holly Lodge CAAC objects to both applications for the following reasons:</p> <p><i>'We strongly object to the raising of the flank wall, and the overlarge side dormer.</i></p> <p><i>Our guideline 5.1 states "Roof extensions should be designed to be sympathetic to the existing roof line and not create excessive bulk. Square box-like extensions are not acceptable. They should not dominate the original building nor intrude significantly into the open views enjoyed from other parts of the estate.</i></p> <p><i>5.3 also states "Side dormers to accommodate a new staircase should be no larger than strictly necessary for that purpose. The dormer roofline should be well below the main roof line. Its outer wall should be stepped back from the main house outer wall."</i></p> <p>(Officer's note: The side dormers have been revised to include a section of roof above the eaves of the original building. See Section 2 of this report.)</p>
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Site Description

These applications relate to numbers 21 and 23 Bromwich Avenue, which forms a pair of two storey semi-detached dwellinghouses, located on the northern side of Bromwich Avenue, immediately adjacent to Swains Lane.

The buildings are not listed, but the sites are situated within 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.

Relevant History

21 Bromwich Avenue
2010/6777/P Erection of side and rear dormers to a dwellinghouse (Class C3). **Granted** on 07/02/2011

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)
 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)

Holly Lodge Estate Conservation Area Appraisal and Management Strategy
NPPF, 2012
London Plan, 2011

Assessment

1. Proposal and overview

1.1 Planning permission is sought for the construction of identical side and rear dormers to this pair of semi detached houses and the installation of a rooflights in the front roofslopes. The proposed works would be undertaken simultaneously.

1.2 The proposed *side dormers* would take the form of gable projections. The dormers would be 2.4 metres wide, 500mm below ridge height and be set back from the flank walls by 300mm, maintaining a 450mm roof apron above the eaves. The detailed design of the dormers would match the arts and craft style of the host building, with white painted pebble dash render to the face and side elevations and a timber framed casement window (with obscured glass) to match the existing fenestration.

1.3 The proposed *rear dormers* would be combined on the boundary line reflecting the original front gable. Each dormer would be 3.5 metres wide and project 3.5 metres from the roofplane. The ridge would be 250mm below the main ridge and the proposal is to maintain a 600mm deep roof apron above the eaves and 450mm of roof along the hip lines. Similar to the side dormers, the detailed design and appearance of the proposed combined rear dormer would reflect the arts and craft style of the host building.

1.4 600mm x 800mm rooflights would be incorporated within each of the properties' front roofslope.

1.5 In addition to the above roof alterations, the proposal includes the installation of a replacement first floor window in the side elevation of number 23 - overlooking Swain's Lane, the proposed window would constitute a timber framed window with traditional glazing bars.

2. Amendments

2.1 During the course of this application, the applicant has revised the design and sitting of the proposed side dormers, as to allow for the retention of roof aprons above the eaves line. Initially the proposal was for the face of the side dormers to be flush with the flank elevations building, however following consultation and conservation officer advice it was suggested that the dormer be set back from the eaves. Revised drawings were submitted.

3. Design and appearance

3.1 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.

3.2 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.

3.3 The proposal to introduce side and rear dormers to these buildings would follow an established pattern of development within this part of Holly Lodge Conservation Area. The principle of the dormer roof extensions has also been established when permission was granted (ref. 2010/6777/P) for the roof additions at number 21. As the proposal is for identical roof alterations on each pair of semi's, it is not considered that development would unbalance the host buildings.

3.4 The proposed side dormers would be 405mm wider than the side dormer approved at number 21, with gable roofs instead of a hipped roof design. Notwithstanding these changes they would be 300mm lower in height and retain a 450mm roof apron above the eaves. The proposal is to render the side dormers as opposed to tile hung. It is acknowledged that the proposed white painted render would make the dormers visually more prominent in the roofscape; nevertheless this painted render finish would match the main facades, and it is not considered to have such a detrimental impact on the character and appearance of the building or the wider conservation area that would warrant refusal of permission on these grounds. The dormers would remain subservient in appearance to the main building in line with planning guidance.

3.5 The proposed 'combined' rear dormer roof extension would reflect the original front gables. They would be marginally, 200mm lower than the approved rear dormer at number 21, but project 750mm further from the roofplane. Notwithstanding this increase in bulk, it is considered that the proposed rear dormer roof extensions would sit comfortably with the rear roofplane, maintaining a satisfactory proportion of original roof around the rear projection. The detailed design and appearance of the proposed rear roof additions are considered acceptable in design terms as they would reflect the architectural character and appearance of the host building and the wider conservation area.

3.6 In light of the above, it is considered that the proposals would make an appropriate visual relationship with the host buildings and generally preserve and enhance the character and appearance of Holly Lodge Estate Conservation Area. However, given the nature of the proposed rear roof addition, i.e. a combined rear dormer, the proposals would only be considered acceptable if implemented simultaneously. This is due to the fact that the subject pair of semi detached houses are located within a prominent location with the rear elevation visible from Swains Lane, and if not implemented at the same time roof alterations would unbalance the building, which would cause material harm to Holly Lodge Estate Conservation Area. It is accordingly considered that an s106 Legal Agreement requiring simultaneous development would be appropriate in this instance.

4. Amenity

4.1 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.

4.2 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, overlooking and loss of privacy or loss of outlook. In this respect it is noted that the proposed side dormer windows, which would serve landings would be obscured glass.

5. Recommendation

5.1 Grant planning permission at both properties subject to 106 Legal Agreement

DISCLAIMER

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