

Delegated Report		Analysis sheet	Expiry Date:	11/09/2012
		N/A	Consultation Expiry Date:	23/08/2012
Officer			Application Number	
Hugh Miller			2012/3715/P	
Application Address			Drawing Numbers	
20 Woodsome Road London NW5 1RY			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Erection of rear dormer extension, the insertion of two roof lights on the front roofslope and replacing the existing timber framed sliding sash windows with double glazed timber sliding sash windows to a single family dwellinghouse (Class C3).				
Recommendation:		Refuse planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Advertised in the local press on 02/8/2012 (expiring 23/82012).</p> <p>Site notice put up outside the property on 27/07/2012 (expiring 17/8/2012).</p> <p>No responses have been received to date.</p>					
CAAC/Local groups comments:	<p><u>Dartmouth Park CAAC: Objection</u></p> <ul style="list-style-type: none"> - The proposed works are essentially integral with those proposed in 2012/3604/P and should have been allocated to the same officer. The submission of two applications for interlocked works on the same house should be altogether discouraged. - The proposed dormer by virtue of its location on a roofline largely unimpaired by alterations and extensions would have a detrimental impact on the character and appearance of the host building, the rear roofscape of the terraced properties adjoining, and the wider Dartmouth Park CA, contrary to CS14 (Promoting high quality & conserving our heritage), and DP24 (securing high quality design) and DP25 (conserving Camden's heritage). - No dimensions are supplied to establish that the proposed roof extension would create a habitable room, and there is no indication of the insulating measures required in alterations and additions by Camden Design Guidance 3: Sustainability. - The proposed roof lights at the front are contrary to Conservation Area policy. - The proposed timber framed double-glazed windows are inadequately described as 'to match existing'. Full window measurements are necessary, including the width of glazing bars and inclusion of original 'horns'. - The application should be rejected for the reasons outlined above. 					

Site Description

A mid-terraced family dwellinghouse located on the north-west side of Woodsome Road, west of the junction with Boscastle Road and south east of Croftdown Road. The building is currently vacant and in a state of disrepair. The building is within the Dartmouth Park Conservation Area. The building is not listed but Nos. 2-68 is described as making a positive contribution to the CA.

Relevant History

September 2012 – **PP Granted** - Erection of a single-storey and two storey rear extensions plus chimney following the demolition of existing rear extension, new associated roof terrace with glass balustrade and replacement of existing window with French doors at first floor level; rebuild existing front bay at ground floor level and associated works and repairs including the addition of metal railings to front boundary wall to single dwelling (Class C3), ref: 2012/3604/P.

December 2011 – **PP Refused** - Conversion from single dwelling house and formation of three self-contained flats (comprising 1x1bed and 2x2bed), including erection of 2-storey infill extension at rear and associated alterations to windows and doors on rear elevation (Class C3, ref. 2011/5321/P) as follows:

1. The proposed two-storey rear extension would, by reason of its detailed design, bulk, scale and siting, dominate the host building and would be an incongruous and over dominant addition, resulting in an unacceptable form of development, detrimental to the appearance of the host building, the terrace of which it is a part and the character and appearance of the Dartmouth Park Conservation Area.
2. The proposed development, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area to the detriment of highway and pedestrian safety.
3. The proposed development, in the absence of a legal agreement securing necessary repaving works to the highway, would fail to secure adequate provision for and safety of pedestrians

September 2011 - Withdrawn PP - Conversion of single family dwelling to create 2x1bed and 2x2bed residential flats including proposed rear extension at ground, first and second floors (Class C3), ref: 2011/3614/P.

16 Woodsome Road

August 1985 – Granted PP - Erection of a rear extension at 2nd floor level; Revised on 24th July 1985, ref: PL/8500953/R1.

18 Woodsome Road

November 1988 – Granted PP - Erection of a single storey rear extension to the existing ground floor flat, ref: 8802286.

22 Woodsome Road

May 2003 – Refused PP - Erection of an additional storey to a two-storey rear extension, ref: PEX0300244.

Relevant policies

Local Development Framework, 2010

Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

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) - Sections 1-5
CPG3 (Sustainability)
CPG6 (Amenity)

Dartmouth Park Conservation Area Appraisal Management Strategy 2009

Roof alterations and extensions

The London Plan 2011

NPPF 2012

Assessment

Background

As noted in the history section above, a recent scheme for conversion of the property into self-contained flats including part single-storey, part 3-storey rear extensions was refused planning permission. There is an associated planning application (see history section) reference 2012/3604/P and a decision is pending.

The Proposal

The application proposes the erection of rear dormer extension, the insertion of two roof lights on the front roofslope and replacing the existing timber framed sliding sash windows with double glazed timber sliding sash windows at No.20 Woodsome Road.

Planning Considerations

The key considerations relate to the impact of the design on the character and appearance of the building and the Conservation Area and impact on local residential amenity. These are addressed below in the context of planning policy and other material considerations.

Design & Appearance

Dormer roof extension

Policy DP25 of the LDF states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 5.6 of CPG 1 (Design) states that roof extensions and alterations are likely to be *unacceptable* where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene. It goes on to identify particular characteristics which would make alterations unacceptable including:

- *“Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Buildings or terraces which already have an additional storey or mansard;*
- *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension”*

The above considerations are all relevant to the context of the proposals.

A dormer roof extension is proposed and comprises tripartite timber sash windows. The proposed dormer would measure 3.3m (w) x 3.7m (d) x 2.1m (h) and would be set 200mm below the roof apex

and 400mm from the roof eaves and equally spaced between the party wall upstands of the adjoining properties (nos.18 & 22).

Nos. 14 - 30 Woodsome Road forms a terrace of properties which have no roof extensions on their rear roofslopes. This is unlike nos. 2-12 or 32-44 Woodsome Road where many properties have had roof extensions which vary in their design, sizes, setting and use of materials.

The host building and properties within the terrace have shallow pitch roofs, so any new additions required to create additional accommodation in the roof would need to be of minimum height to achieve the necessary internal head room.

The height and overall massing of the dormer would cause it to appear excessive in its scale and proportions. It would not appear subordinate and generally upset the balance and coherence of the surrounding roofscape, thus harming the appearance of the host building and the terrace of which it forms part. The proposal is clearly in contrast to existing original roof form of unaltered shallow pitched roofs along the terrace. The proposed dormer extension is considered unsympathetic and is unacceptable especially to the mid-terrace building that is visually prominent from the public realm due east (Boscastle Road) and also private views from dwellinghouses opposite the site, fronting Croftdown Road.

By virtue of its size and siting, the dormer therefore creates an unacceptably obtrusive and incongruous form of development, disrupting the uniform appearance of the roofline of the properties along the north side of Woodsome Road. On this basis the dormer is regarded to harm the historic character and appearance of the wider Dartmouth Park Conservation Area. The proposal is therefore contrary to the design guidance of CPG 1 (Design) and Policies DP24 and DP25 of the LDF.

Replacement windows

The application indicates that replacement windows are proposed to be inserted into all elevations as the existing windows are of a poor condition. It is difficult to ascertain from the submitted plans, but if the windows being installed have the same width of glazing bars and surrounds then despite being double glazed they are likely to benefit from being permitted development.

Rooflights

The proposed rooflights on front roofslope of the building by reason of their size and projection do not require planning permission.

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.

The distance between the proposed dormer and the windows on the upper floors of the properties to the rear (fronting Croftdown Road) is 20m between. This more than the 18m minimum distanced between directly facing windows, recommended by the guidance on amenity set out in CPG6 and the proposal would therefore not harm residential amenity through overlooking.

The proposed dormers relationship to adjoining properties would also ensure that there is no loss of daylight/sunlight, outlook or an increased sense of enclosure, in accordance with CPG6 and policy DP26 of the LDF.

Recommendation

Refuse planning permission.

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