

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/04/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/04/12	
<b>Officer</b>				<b>Application Number(s)</b>			
Connie Petrou				2012/1187/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat B 2 SMYRNA ROAD LONDON NW6 4LY				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of extension to rear roof slope and installation of 3 x roof lights to front roof slope in connection with top floor flat (Class C3)							
<b>Recommendation(s):</b>		Refuse					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	15	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

The site is located on the north side of Smyrna Road and is a 3 storey mid terrace property. The site is not in a conservation area and is not a listed building.

## Relevant History

None

## Relevant policies

### LDF Core Strategy and Development Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011 (CPG)

## Assessment

**Proposal** – permission is sought for the following

- The erection of a full width roof extension, with flat roof extending 1.3m from the top of the roof with a gentle slope towards the eaves.
- to provide an additional bedroom for the 2<sup>nd</sup> floor flat;
- A single dormer window and door with Juliet balcony is proposed on the rear roof slope and two roof lights on the front roof slope;
- The raising of the existing boundary (party) wall to accommodate the new rear extension

When proposing roof alterations and extensions, the main considerations should be:

- The scale and visual prominence
- The effect on the established townscape and architectural style
- The effect on neighbouring properties

## Design

### Principle of a roof extension

The CPG states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds that a roof addition is likely to be unacceptable where the proposal would have an adverse affect on the skyline, the appearance of the building or the surrounding street scene.

The application site forms part of a terrace of 9 properties, each with three storeys. The terrace comprises a run of roof profiles which are largely unaltered by alterations or extensions with the exception of a few inconspicuous roof lights. With regard to its visibility, there is a partial short view of the rear of the property from Gascony Avenue and potential long views from the east side of Smyrna Road as well as substantially

visible from the opposite terrace of properties and the residential blocks on the west side of Smyrna Road all of which are in very close proximity to the subject property. Although it is acknowledged that the visibility of the roof profile along the terrace is limited this does not diminish the importance of the feature to the character of the building or the wider area.

Furthermore, the cumulative impact of roof alterations and extensions along this terrace, particularly, towards to the east side of Smyrna Road, would in the officer's opinion result in demonstrable harm to the character and appearance of this group of properties and the wider area.

### **Detailed Design**

Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall form, such as the construction of a mansard roof. This application proposes a hybrid roof form which bears characteristics of both a dormer extension and mansard (i.e. altering the overall form of the roof profile). Significantly, the proposal incorporates an increase in height of the fire (party) walls that would be visible in oblique views.

The proposed extension is considered to be disproportionately large and bulky in relation to the profile and dimensions of the existing roof, and fails to comply with CPG Figure 4 (Roofs, terraces and balconies) with regard to providing a minimal 500mm gap between the dormer and the ridge. Its incongruous appearance is further exacerbated by the insertion of a dormer window and French doors with Juliet balcony which appear uncharacteristic to the property and wider terrace. It would also appear poorly related to the fenestration of the lower storeys of the building. No specific materials are stipulated on the drawings other than to match existing. Traditional materials such as timber, lead and hanging tiles are preferred. The proposal would result in the alteration to the roof profile that would be considered harmful to the architectural style of the building and the wider area.

Although there are no objections, in principle, to the insertion of roof lights to the front roof slope, the two proposed are considered incongruous as they fail to relate to the fenestration below in terms of scale, orientation and positioning.

### **Amenity**

The proposed roof extension would not have any impact on the amenity of neighbouring occupiers with regards to loss of sunlight, daylight or overlooking.

### **Conclusion**

The property is not listed or located within a conservation area; however, it is located within a terrace of buildings which have a roof line that is largely unimpaired. The addition of the proposed roof extension by reason of its design, size and location is considered to fundamentally alter the roof form which would have a detrimental impact on the appearance of the building, the wider terrace and the streetscene and would set an unwelcomed precedent.

### **Recommendation:**

Refuse Planning Permission

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