

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/05/2011
		N/A / attached		Consultation Expiry Date:	19/4/2011
Officer			Application Number(s)		
Hugh Miller			2011/1246/P		
Application Address			Drawing Numbers		
2 Dartmouth Park Avenue London NW5 1JN			Plans 001; 002; 003; 004; 005; 011 A; 0012 A; 013 A; 014 A; 015 B.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of reconfigured single-storey rear extension at ground floor level; erection of new dormer window at the rear roofslope; enlargement of roof lantern; increase the height of the south boundary wall and other minor alterations to single dwellinghouse (Class C3).					
Recommendation(s):		Grant			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	02	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press – Ham & High 31/3/2011, expires 21/4/2011. Site Notice displayed 23/3/2011, expires 13/4/2011</p> <p><u>52 Laurier Road</u> – Object.</p> <p>I am concerned that the proposed rooftop observatory may overlook my garden and infringe on privacy, I am registering an objection but am really hoping that this question can be resolved to everybody's satisfaction.</p> <p>Officer Comment: Refer to paragraph 4.1 below.</p>					
CAAC/Local groups* comments: *Please Specify	<p><u>Dartmouth Park CAAC:</u> Comment</p> <p>We do not agree what is proposed maximises the potential of building etc.</p> <p>However we are not minded to object provided the Authority has been satisfied that suitably highly specified glazing is utilised throughout.</p> <p>2 and 4 Dartmouth Park Avenue are a one off and does not form part of street pattern of buildings. The enlargement of the glass box on the roof would, provided the glazing etc assures adequate levels of insulation, if anything be an improvement if kept a suitable distance from the chimneys etc.</p> <p>We would normally oppose out of period large expanses of glass which create strong horizontal lines across the original vertical lines of the building particularly when internal walls/doors are removed to the detriment of good insulation. In the present case, again provided the glass is very highly specified so as to mitigate the harm, we accept that the long established, albeit unsatisfactorily high, fence would make it difficult to see the changes.</p> <p>Officer Comment: The proposed would be subjected to Building Control regulations that deal with insulation. The expanse of glass has been reduced to similar to the existing situation by the amendment to the proposals.</p>					

Site Description

The application building (no.2) form a pair of 3-storey terrace properties with no.4. No.2 is located a prominent corner between the east side of Dartmouth Park Avenue and the north side of Laurier Road. With a distinctive polygonal bay window at its south west corner - capped by a conical roof + the roof lantern addition – the application building is prominent in the adjoining street-scape and terminates the long view north eastward from the lower end of Laurier Road. It is within the Dartmouth Park Conservation Area. It is not listed.

Relevant History

None.

Relevant policies

LDF Core Strategy

- CS1 – Distribution of growth
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS14 – Promoting high quality places and conserving heritage / conservation areas
- CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

LDF Development Policies

- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage / conservation areas
- DP26 - Managing the impact of development on occupiers and neighbours

CPG 2006:

- Section 29 –Overlooking and privacy.
- Section 41 – Roof and terraces

Dartmouth Park Conservation Area Statement

Assessment

1.0 Proposal

- Erection of reconfigured single-storey rear extension at ground floor level;
- erection of new dormer window at the rear roofslope;
- enlargement of roof lantern
- increase the height of the south boundary wall of single dwellinghouse (Class C3).
- creation of access ramp to give direct access to basement at front of property;
- various other minor elevational changes.

1.1 The application has been amended during the course of the assessment to: **a]** reduce the size of the roof lantern and **b]** increase the gap between the chimney stack, **c]** deletion of the proposed steps and retaining structures at ground floor level rear garden.

2.0 Design and appearance

Demolition of single storey rear addition and replacement with new extension

2.1 It is proposed to demolish the existing larger single-storey rear extension and two smaller extensions of w. c. and mono-pitched roof conservatory extension and replace it with a full-width single-storey extension. The replacement extension would have an 'E' shaped footprint with the proposed mono-pitch rooflight set back from the north and south sides; with timber and slate covering. It is of a contemporary design and comprises brick walls, timber framed casement windows, timber framed glazed doors, rooflights and part flat roof (green roof) and glazed clearstorey windows.

2.2 The height /apex of proposed projecting mono-pitched rooflight would be set below the ridge of the existing extension and its existing side dormer. Additionally, the replacement single-storey extension is considered an improvement on the existing due to its design, horizontal setting resulting in an uncluttered appearance, use of complementary materials and minimisation of bulk. It would also be symmetrical in its appearance giving balance and rhythm to the rear elevation. Generally the proposed extension is less bulky and prominent when compared to those at nos. 4 and 6 on the north side. The southern brick boundary wall on the south side is in excess of 2.0m height and it would increase by approx. 250mm to screen new rooflights and ventilations. This is considered satisfactory as it would also minimise the long and short views of the projecting roof and clearstorey windows from Laurier Road. It is considered therefore that the proposed extension would remain subordinate to the host building and is not considered to cause harm to the character or appearance of the property, the terrace of which it forms part or the Dartmouth Park Conservation Area.

Reconfigured lantern roof / new dormer window

2.3 The proposed reconfigured roof lantern is considered satisfactory in principle because **a]** it would retain its light-weight appearance by means of its timber framed glazing and painted finish to match the existing; **b]** the height would remain as existing **c]** it would not be overly visually prominent or bulky. Moreover, it is considered to be more sympathetic in its appearance when compared to other roof extensions on the adjacent properties. Additionally, the revised roof lantern and the increased to the gap between the chimney stack is considered an improvement; bearing in mind the prominence of the chimney stacks.

2.4 The new dormer window at the rear is primarily to improve the internal headroom height within the enlarge loft space and thus partly linked to the reconfigured lantern within the main roof. As such, it would not be fully in compliance with CPG roof guidelines, i.e. setting 500mm below the roof ridge; although it would however, be set back more than a 1.0m from the roof eaves. However, given its small scale and location being subordinate to the lantern roof structure, it is considered that it would not impact detrimentally on the appearance of the host building in neither long or short views from the Laurier Road and it is satisfactory in terms of its design, materials (lead covered) and execution.

2.5 New windows of similar scale and proportions are proposed on the east (rear) and west (front) elevations. The new window on the east elevation will be of similar format to the existing with segmental arch and jambs quoined to present bonding. At second floor level, on the west elevation a

double light window is proposed it would align with that below, but without enrichment.

2.6 Other general minor alterations are proposed such as reinstated pitched roof on the south elevation first floor level, rebuild existing flue – east elevation, new door as replacement to existing window at basement level west elevation plus new ramp access at basement level are all satisfactory.

3.0 Trees

3.1 Following discussion with the architect/agent regarding the likely impact of the proposed works to the rear garden on the mature Lime tree; the applicant has agreed to revise the scheme to exclude the proposed steps and retaining structures due to insufficient information about the impact on existing trees. However details of tree protection works would still be required and a condition is recommended to this effect.

4.0 Neighbour amenity

4.1 No.52 Laurier Road lies due east of the application site. It has no windows in the west elevation which abut the rear garden wall and green shrubbery of the host building. Concern has been raised about overlooking and loss of privacy of the rear garden of no.52 Laurier Road. However, the views from the roof lantern would not change from the existing, approx. 20m; neither would the views be directed into habitable rooms. Furthermore, the limited view above the green shrubbery into no.52 rear garden is not considered to cause any additional material harm and the proposal is satisfactory. Similarly, the new window and dormer at the rear would not cause any harm to adjacent occupiers. The proposal accords with CPG guidelines and LDF policies CS5 and DP26.

Recommendation: Grant planning permission.

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