

Delegated Report		Analysis sheet	Expiry Date:	08/02/2011
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/01/2011
Officer			Application Number(s)	
Carlos Martin			2010/6810/P	
Application Address			Drawing Numbers	
29D Tanza Road London NW3 2VA			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of front dormer and rear dormer with inset roof terrace and installation of rooflights in the side and rear elevation to second floor residential flat (Class C3).				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified 20		No. of responses 03		No. of objections 03	
Summary of consultation responses:	<p>1 objection from occupier of no. <u>29b Tanza Road</u> based on the following grounds:</p> <ul style="list-style-type: none"> - Proposal is not in keeping with the Victorian houses in the road. The alterations to the rear would contribute to the unsightly and incongruous degradation of Hampstead Heath. - No information has been provided regarding stability issues. <p>Officer's response: Please see points 5, 6 & 7 of assessment section. Stability issues are not planning matters. Building regulations should ensure the construction process is safe and sound.</p> <p>2 objections from occupiers of <u>31 Tanza Road</u>, based on the following grounds:</p> <ul style="list-style-type: none"> - Potential subsidence and stability issues. - Loss of visual amenity for the occupiers of the top floor flat as a result of the proposed dormer impinging in their views. - Loss of light and overshadowing to the top floor flat as a result of the proposed dormer. - Loss of privacy to the top floor flat roof terrace, as the dormer would be higher than the existing dividing roof party wall. - Potential noise disturbance from use of roof space for habitable accommodation. - Detrimental impact on the appearance of the conservation area. <p>Officer's response:</p> <ul style="list-style-type: none"> - The proposed front dormer would partly project above the existing party wall. However, the dormer would protrude a maximum of 1m above the party wall and would be located approx. 2 m from the party wall. Therefore, the dormer is unlikely to result in any significant loss of light or outlook to the adjoining flat at no. 31. The front terrace of this flat would continue to benefit from uninterrupted views on all other sides and is not considered to be unduly affected in terms of loss of outlook. - The windows of the proposed dormer would not face the terrace of the habitable rooms of no. 31 and therefore no loss of privacy is expected from the proposal. - The proposed rear terrace would be of a small size and cannot accommodate a large number of people at any one time. Consequently, it is unlikely to result in any significant noise disturbance for neighbouring properties. 					
CAAC/Local groups* comments: *Please Specify	<p><u>South Hill Park CAAC</u> – No response.</p> <p>The <u>Heath & Hampstead Society</u> – Objects to dormers on design grounds, disruptive impact on architecture and conservation area.</p> <p>Officer's response: Please see points 5, 6 & 7 of assessment section.</p>					

Site Description

The application site relates to a 3 storey plus lower ground floor semi-detached property located on the north eastern side of Tanza Road, backing onto Hampstead Heath. The site is not listed but has been identified as a positive contributor to the South Hill Park Conservation Area. The property has been subdivided into 4 no. flats.

Relevant History

2010/6286/P: pp **refused** for excavation and enlargement of the existing basement to provide additional living accommodation to ground floor flat, creation of covered front lightwell area extension of the basement to the rear. Installation of glazed balustrade along edge of rear ground floor terrace and replacement of fenestration and doors on rear elevation to residential flat (Class C3).

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

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

South Hill Park Conservation Area Statement Camden Planning Guidance 2006

Assessment

1. Planning permission is sought for alterations to the roof including:
 - a. the erection of a front dormer 2.6m wide by 1.6 m high. The dormer would feature a multi-pane timber window and would be constructed in materials to match existing.
 - b. the erection of a rear dormer 3.7m wide with an associated 8 sq m rear terrace contained within the existing roof space, so that the form is as an inverted dormer. The terrace would feature a set of double glazed folding doors built in timber;
 - c. the installation of two conservation type rooflights on the side and rear elevations.

Amendments

2. The proposal has been amended to remove the originally proposed handrail for the terrace following officers' advice, as it projected above the original roofslope. It is noted that it is a building control requirement that the terrace is provided with a 1.1 m high enclosure and the amended drawings may be below this height. However, a minor adjustment for building control purposes to this effect would be considered a non-material amendment.
3. The materials of the proposed external doors and windows have also been clarified in writing. It would be timber to match other windows in the house.

Planning considerations

4. The main material planning considerations are:
 - a. the impact of the proposal on the character of the building and the conservation area; and
 - b. the impact of the proposal on the amenity of neighbouring properties.

Design and conservation

5. Tanza Road is laid-out with semidetached pairs of predominantly three-storey Victorian houses on both sides. Most properties are characterised by prominent front gables and steeply pitched roofs of Gothic Revival style. The exception is the three pairs of nos. 29-39, built in Italianate style. Of these three pairs, only nos. 39 & 37 preserve their front roof elevations unaltered. Nos. 35 & 33 have large unsympathetic additions at front and rear, while no. 31, the pair of the subject property, features a front roof terrace and a full width rear roof extension with flat roof. The extensions at no. 33 & 35 were granted permission in 1981 (ref CTP/E9/3/15/31653) and 1979 (ref. 27978) respectively, but no records exist for the extension at no. 31.
6. According to CPG 2006, front dormers are generally considered acceptable where they interrupt an unbroken roofscape. In this case, the roofscape of this part of Tanza Road has been severely interrupted by the aforementioned extensions. The South Hill Park Conservation Area Statement states that "*dormers to the front and the side will not be allowed where a cluster of roofs remain largely*

unimpaired'. The detailed design of the proposed front dormer broadly complies with planning guidance, as it would be located at a distance of at least 0.5m below the ridgeline, set away from the party wall and hip by 0.5m, and it would be subordinate in terms of size and scale to the existing roof and would use traditional materials. Given that the front dormer is of a sympathetic size and design and given that the harmony of the host property and its pair are already unbalanced, it is considered that the erection of a front dormer at this location on Tanza Road would not have a detrimental impact on the property, the roofscape or the character and appearance of this part of the conservation area.

7. A similar situation applies to the rear. The view of these properties from Hampstead Heath has already been compromised with a range of roof alterations of varying quality to an extent that the addition of the proposed terrace at no. 29 would not result in any demonstrable visual harm. In particular the adjoining semi-detached property at no.31 has a full width extension so that the proposed almost full width inset dormer abutting the party wall would not look inappropriate or imbalanced in this context. The proposed terrace would be enclosed within the existing roof space and would not add any bulk to the property. A roof apron of slates would be kept unbroken above the eaves, as required by CPG. The terrace would be constructed in materials to match existing and therefore is considered acceptable in design and conservation terms.

Amenity

8. No significant impact is expected from the proposal in terms of loss of amenity for neighbours. The neighbouring properties across the street are located more than 20 m away from the proposed front dormer windows, i.e. further than the minimum 18m rule for facing windows. To the rear, the balcony would look over the heath and no loss of privacy would occur.
9. **Recommendation:** Grant

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th February 2011. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>