

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/01/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/01/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2010/6291/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat Top Floor 26 Denning Road London NW3 1SU				Refer to draft 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 front dormer extension and enlargement of existing rear dormer to 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	<b>33</b>	No. of responses	<b>03</b>	No. of objections	<b>02</b>
				No. electronic	<b>03</b>		
<b>Summary of consultation responses:</b>		<p><b>1 comment</b> from neighbour at no. 28 Denning Road: "I understood no new front dormers are permitted".</p> <p><b>2 objections</b> from neighbours at nos. 14 &amp; 24 Denning Road based on the following grounds:</p> <ul style="list-style-type: none"> <li>▪ <i>The existing rear dormer is already quite large and has a clear view onto Carlingford Rd houses, the gardens are not too deep. Residents will be overlooked even more.</i></li> <li>▪ <i>Although a lot of houses in the area has front dormers, these belong to mainly the 70's or earlier and front dormers especially should not be considered desirable in planning terms. They do distract the roof profile of the street a lot and, they do block the afternoon sun to the houses opposite.</i></li> <li>▪ <i>A dormer window at the front of the property could detract from the Victorian character of the building and the streetscape. We support the designation of Hampstead as a conservation area, and feel that development of properties should be sympathetic to the historic character of this area. We note that the application includes photos showing various roof/dormer extensions at some nearby properties - however, many of these extensions seem inappropriate in terms of scale and style, and would perhaps not be permitted under today's stricter planning rules.</i></li> </ul>					

<b>CAAC/Local groups* comments:</b>	<b>Hampstead CAAC:</b> <i>"We object to the front dormer as it would impact negatively on the CA. The rear dormer is already large enough and we object to its enlargement"</i>
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## Site Description

The application site relates to a three-storey plus basement terrace house located in the south side of Denning Road. The property is divided into non self contained flats, one per floor. The site is not listed but it is located within the Hampstead Conservation Area and it is identified as a building that makes a positive contribution to the CA in the Hampstead CA Statement. It is also subject to an Article 4 direction since September 2010. The surrounding area is predominantly residential in character.

## Relevant History

No planning history for the application site.

Neighbouring properties:

**2007/3367/P:** pp **granted** for enlargement of front dormer window, enlargement of basement floor and erection of a rear extension at basement and lower ground floor levels plus sunken courtyard to provide additional accommodation to 45 Denning Road.

**2004/0492/P:** pp **granted** for installation of front and rear dormer windows to provide additional living accommodation to existing maisonette and creation of a roof terrace at rear 3rd floor level of 6 Denning Road.

## Relevant policies

**LDF Core Strategy**  
 CS5 Managing the impact of growth and development  
 CS14 Promoting high quality places and conserving our heritage

**Development Policies Development Plan**  
 DP24 Securing high quality design  
 DP25 Conserving Camden's heritage  
 DP26 Managing the impact of development on occupiers and neighbours

**Camden Planning Guidance 2006**  
**Hampstead Conservation Area Statement**

## Assessment

Planning permission is sought for the erection of a front dormer extension and the enlargement of an existing rear dormer, to flat (Class C3).

### Proposal description

The proposed front dormer would be 2.6 m wide by 1.9m high and would have a depth of 0.9m. It would be located 0.5 m below the ridgeline and centrally located. The dormer would feature two timber windows with multi-pane upper sections and would be constructed in bricks and slates.

The proposed rear dormer would be 4.4 m wide by 2.4 m high and would have a depth of 1.3 m. It would feature the same type of windows as existing and would be constructed in bricks and slates.

### Planning considerations

The main material planning considerations are:-

- i) the impact of the proposal on the character of the building and the conservation area;
- ii) the impact of the proposal on the amenity of neighbouring properties;

### Front dormer

Denning Road is laid-out with terraces of predominantly three-storey houses on both sides but with considerable variety in their details. No. 26 forms part of a group of brick houses (nos. 12 to 36) distinguished by their red brick dressings and sash windows with multi-panes and white painted wood details framing their

recessed front doors. Unlike in other group of houses, notably in the north side of the street, the majority of the properties in this group have their front roofs unaltered. Only three properties of this group feature front dormers extensions: nos. 22, 30 & 36, for which the council only have records of the last one, approved in 1985 as an enlargement of an existing front dormer. Since the introduction of the current Camden Planning Guidance in 2006, the council has solely approved the enlargement of a front dormer at no. 45 in 2007, on the basis that the enlarged dormer would match the dormer of the adjacent property. The dormers of this property and its group, however, appear to be original, and it is therefore not considered a valid precedent for the current proposal.

According to CPG 2006, front dormers are not generally considered acceptable where they interrupt an unbroken roofscape. In this case, the roofscape of this part of Denning Road has been interrupted by the three aforementioned dormers; the one at number 22 being identified in the Conservation Area Statement as an unsympathetic roof addition that detracts from the character of the area. The Conservation Area Statement states that because of the varied design of roofs in the Conservation Area it is necessary to assess proposals on an individual basis. The detailed design of the proposed front dormer broadly complies with planning guidance, as it would be located at a distance of at least 0.5 m below the ridgeline, 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 it is considered that the erection of an additional front dormer at this location on Denning Road would not have a detrimental impact on the property, the roofscape or the character and appearance of the conservation area.

#### **Rear dormer**

The existing rear dormer of the application site does not entirely comply with planning guidance, as it is located in close proximity to the ridgeline, however it is considered to be a sensible addition in terms of size and scale. The proposed new rear dormer would be located at approximately the same distance from the ridgeline and would occupy most of the rear slope. This dormer fails to comply with planning guidance, as it is overly large and overscaled and hence not subordinate to the existing roof. In addition the fenestration does not align with the windows on the lower floors and the proposed windows are of a completely different design. There are some examples of similar unsympathetic rear dormers in the area. However, these appear to have been constructed prior to the introduction of stricter design policies and guidance and are not considered to set precedent.

#### **Amenity**

Given that the rear dormer would replace an existing one and given the number of dormers in the area, no significant impact on the amenity of neighbours is expected from the proposal in terms of loss of privacy.

#### **Conclusions**

Overall, the proposal is considered to have a detrimental impact on the character and appearance of the host building and the conservation area, failing to comply with current LDF policies and CPG 2006, and therefore refusal is recommended.

**Recommendation:** Refuse

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