

Delegated Report Members' briefing		Analysis sheet		Expiry Date: 21/10/2010			
				Consultation Expiry Date: 01/10/2010			
Officer Jenny Fisher			Application Number(s) 2010/4622/P				
Application Address 44 Primrose Gardens London NW3 4TP			Drawing Numbers Refer to decision letter				
PO 3/4	Area Team Signature	C&UD Design surgery 12/01/2010	Authorised Officer Signature				
Proposal(s)							
Enlargement of proposed rear dormer as an amendment to planning permission 2010/1355/P, granted 01/06/2010 (for the erection of a dormer roof extension to the front and rear, erection of single storey rear extension with roof light at lower ground floor level and erection of a glass balustrade to a re-instated rear ground floor balcony for a single family dwelling Class C3).							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		2 letters on system refer to previous application, copied to current record.					
CAAC/Local groups* comments: *Please Specify		<p><u>Belsize CAAC</u> Object to increased size of dormer window which would appear dominant and out of scale with the existing roof which would be diminished to an extent that is detrimental to the character and appearance of the conservation area. Object to the proposed balustrade which should be set back from the rear elevation in order to retain the lower part of the roof.</p> <p><u>Officer comment</u> Given the variety of design and sizes of rear dormers along Primrose Gardens, some of which have been recently approved, it is considered that it would be difficult to defend refusal for an amendment to the design of the rear dormer approved June 2010. Visual impact discussed in more detail in the assessment of the report below. Balustrade approved June 2010.</p>					

Site Description

A terrace building on the west side of Primrose Gardens, comprising basement, ground, first and second floors with additional accommodation in the attic. The house is in a poor state of repair. Nos. 6-48 designated as buildings that make a positive contribution to the conservation area. Within the Belsize Park Conservation Area.

Relevant History

2010/1355/P (01/06/2010)

Erection of a dormer roof extension to the front and rear, erection of single storey rear extension with roof light at lower ground floor level and erection of a glass balustrade to a re-instated rear ground floor balcony for a single family dwelling (Class C3).

2010/4119/P

Revision to depth of balcony approved under planning permission granted 01/06/2010 (ref. 2010/1355/P) at ground floor level to rear elevation of Class C3 single dwelling. Current application due for a decision by 20/10/2010.

2010/3771/P

Application for a non-material amendment withdrawn- Minor amendment to 2010/1355/P to allow changes at rear roof level from 3 glazed doors to 4 and removal of rooflight (Class C3)

Most recent dormer decisions (there are earlier approvals for enlarged dormers front and rear not included in the summary below)

No.10 15/09/2005 2005/3035/P Approved

Enlargement of dormer window at front and rear plus re-roofing to provide additional accommodation for a House in Multiple Occupation.

No.16 18/08/2006 2006/2751/P Approved

Alterations at roof level including enlargement of front and rear dormer windows to the top floor flat. Size reduced and design of front dormer amended, a smaller rear dormer proposed.

No.14 24/11/2006 2006/4287/P Front and rear dormers approved

No. 7 07/08/2007 2007/2620/P Approved

Alterations to the rear dormer window to provide a terrace area with glazed balustrade to the top floor flat

No.31 27/10/2009 2009/3668/P Erection of a dormer window on the front and rear roof slopes in connection with renovation of residential maisonette Approved

No.66 08/01/2010 2009/5371 Additions and alterations including the extension of dormer window and installation of 2 roof lights to side elevation at second floor flat (Class C3). Refused

The proposed roof extension, by reason of its scale, siting and design, would represent an incongruous addition to the roof of the building, visually imbalance the pair of properties of which it forms part and failing to either preserve or enhance the character of the conservation area, contrary to policies B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

46 Primrose Gardens

1981 (32669) Change of use and works of conversion to create a self-contained flat on each of the first second and third floors including the erection of dormer windows at front and rear

42 Primrose Gardens

02/11/1995(9501189) The enlargement of the front and rear dormer windows

Relevant policies

Replacement Unitary Development Plan 2006

SD6(amenity); B1(gen design); B3(alterations and extensions); B7(conservation areas)

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and LDF policies the Planning Inspectorate would consider it reasonable to follow the latter.

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan

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

Camden Planning Guidance: conservation areas; design; extensions; roofs and terraces

Belsize Conservation Area Statement

Assessment

Approved (01/06/2010)

Existing small original dormer window to the rear would be replaced with a larger dormer with timber framed sliding doors opening onto balcony that would also have a glass balustrade.

The dormer as approved would have been 2.8m (width) x 2.3m (height) and comprised three glass panels. A small rooflight was also included.

Proposed

It is proposed to enlarge the dormer to a width of 3.5m, and increase of 0.7m. The height and depth would remain as approved. The rooflight would be omitted. Glass panels would be timber framed. The dormer would be 1.1m. below the ridge of the roof and set in 1m. from one side and 1.5m. from the other.

Consideration

The Conservation Area Statement refers to examples of inappropriate dormers, although does not specify which and they are not listed as negative features. It is considered that a strong precedent for replacement dormers to the front and rear has been set and given the recent history of approvals, it would be very difficult to defend a recommendation for the refusal in this case.

Approximately half of the original roof would be retained and the acceptability of the proposed design has been established by the recent approval (01/06/2010). A site visit revealed that due to the angle of the pitch of the roof very little of the proposed dormer would be visible from the ground. It is unlikely to be highly visible from the windows of Antrim Mansions that back onto the site which are more than 30 metres and because there is a substantial screen of mature trees in between. The site visit also revealed that large dormers in a variety of styles have been installed to the rear of Primrose Gardens properties, including Nos. 42 and 46 either side of the application premises.

It is considered that the installation of an additional panel of glass to replace a rooflight would not harm the appearance of the building or character and appearance of the conservation area. This complies with UDP policy B1 (general design) that states that development should be designed so that it does not harm the attractiveness of an area. The architectural integrity of the building would be preserved in line with B3 (extensions) and there would be no adverse impact on the character and appearance of the conservation area in compliance with B7 (conservation areas). Emerging policies *CS5 (impact of development)*; *CS14 (conserve heritage)*; *DP24 (secure high quality design)*; *DP25 (conserve Camden's heritage)* echo UDP policies concerning appropriate design and protection of the character and appearance of an area, the proposal is therefore also in compliance with the Council's emerging policies.

Recommend approval

DISCLAIMER

Decision route to be decided by nominated members on Monday 18th October 2010. For further information see

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