

Delegated Report		Analysis sheet		Expiry Date:		29/09/2009							
		N/A / attached		Consultation Expiry Date:		09/10/2009							
Officer				Application Number(s)									
Elizabeth Beaumont				2009/2351/P									
Application Address				Drawing Numbers									
32b Chetwynd Road London NW5 1BY				Please refer to decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Erection of two rear dormer windows and insertion of 3 roof lights (2 on front elevation and 1 on rear elevation) to upper floor maisonette (Class C3).													
Recommendation(s):		Refuse planning permission											
Application Type:		Full Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		19		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		Site notice displayed 02/09/2009 to 23/09/2009 – no letters received.											

**CAAC/Local groups
comments:**

Dartmouth Park CAAC – Objects for the following reasons;

- No planning authority properly applying/having regard to the relevant statutory and policy framework could lawfully do other than refuse this application. Nothing has changed since the previous application which was refused in 2007.
- The only relevant and material change is the adoption of Dartmouth Park Conservation Area Appraisal and Management Statement in January 2009. Any approval would represent a direct attack the statement and on the conservation area.
- No. 29 approval is not remotely relevant. The justification for reversing an earlier decision does not apply to the present site as the dormer would be visible from the public realm. Strong local reaction to the aberrant and unfortunate decision was not only in the mind of the authors of the Conservation Area Appraisal and Management Statement; it played a precise working of the statement.
- The pre-designation dormers include some of the most horrific excrescences on any Victorian terrace roofscape in a conservation area and represent a key mischief which designation was intended to prevent.
- The low pitched roofs in question are generally unsuitable for this sort of development and would be substandard and contrary to guidance and building regulations.
- Providing light to any roofslope can be best achieved by small conservation rooflights. Small dormers are much less effective for this and create an illusion of space. Approval of substandard developments creates pressure for unlawful and highly damaging changes to roof lines, heights, and substandard insulation etc.
- The approval of 29 created a sense of unfairness in the fine distinctions he was making between the difference between the north and south sides of Chetwynd Road.
- The adoption of the new statement must draw a line and the start of a new period of certainty building on the provisions of the statement.

Chetwynd and Twisden Roads Residents Association – object to the application;

- This property forms a central part of an integral group nos. 66-80 (Victorian Ridgeway Terrace) which has retained its attractive rear elevation intact.
- Proposed extension would detract from the visual elevational balance and integrity of this very attractive distinct group of buildings, although not visible from the street they form an important part of the architectural character of the conservation area.
- Because of the topography the rear of the terrace is highly visible both up and down the hill, not only from the back of Spencer Rise but from York Rise.
- Introducing an extension would diverge from the historic pattern and introduce visual harm to the outlook of residents, contrary to policy and guidance and should be refused.

Site Description

The site is located on the north east side of Chetwynd Road backing onto Twisden Road which wraps around the rear of the site accessed to the north east and south west of Dartmouth Park Road. The site comprises a three storey mid-terraced property subdivided into flats. The building is located within the Dartmouth Park Conservation Area but is not listed. The application relates to the maisonette at first and second floor level

Relevant History

23 Chetwynd Road - 24/05/1990 - p.p. granted (8802557) for the change of use and works of conversion including alterations to the existing rear extension to provide a roof terrace and the provision of dormer windows to the front and rear to provide three self-contained dwelling units.

25 Chetwynd Road - 23/07/1987 - p.p. granted (8700678) on for the change of use and works of conversion including erection of a roof extension to provide three self-contained dwelling units comprising one 1-bedroom ground floor flat one 1-bedroom first-floor flat and one 2-bedroom second and third-floor maisonette

34 and 36 Chetwynd Road - 01/10/1986 – p.p. granted (8601170) for the change of use and works of conversion and extension to form 2 ground floor 2 bedroom flats 2 1st floor one bedroom flats and 2 2nd floor and new 3rd floor 2 bedroom maisonettes and the formation of rear roof terraces and the erection of front and rear dormers.

47 Chetwynd Road - 23/07/1987 – p.p. granted (8700678) for the change of use and works of conversion including erection of a roof extension to provide three self-contained dwelling units comprising one 1-bedroom ground floor flat one 1-bedroom first-floor flat and one 2-bedroom second and third-floor maisonette.

32 Chetwynd Road - 24/10/2007 – p.p. refused (2007/2858/P) for erection of rear dormer roof extension to provide additional habitable accommodation for existing first and second floor flat. **Reason for refusal** - The erection of a dormer window on the rear elevation would have an adverse effect on the roofscape as it would harm and spoil the integrity of the terrace which is largely unaltered. As such, the proposal would be detrimental to the character and appearance of the conservation area.

29c Chetwynd Road - 2008/0080/P – p.p. granted for the installation of 2 new rooflights to front roofslope and 1 rooflight and 2 dormer windows to rear roofslope.

A number of planning applications were refused for rear dormer windows of various designs and sizes at **no. 61 in 2003, nos. 98 and 37 in 2004, nos. 96-98 in 2006, and no. 29 in 2007**. Permission was refused for the dormers windows for the following reasons;

- Impact on the character of the building and the character and appearance of the conservation area by reason of the size, location and design, and the impact of uninterrupted rear roofscapes of the terrace/profile of the building.

Relevant policies

Camden UDP (2006)

SD6 (Amenity for occupiers and neighbours), B1 (General design principles), B3 (Alterations and extensions), B7 (Conservation areas).

Camden planning guidance (2006)

Dartmouth Park conservation area appraisal and management plan 2009

Assessment

Proposal - Permission is sought for the installation of two dormer windows to the rear roofslope and two conservation style rooflights in the front roofslope and one in the rear. The dormers measure approximately 1.1m wide, 1.1m high and 2m deep with timber framed windows to match existing.

In October 2007, planning permission (2007/2858/P) was refused for a rear dormer roof extension. It was considered the extension would have an adverse effect on the roofscape as it would harm and spoil the integrity of the terrace which is largely unaltered. The proposal was considered to be detrimental to the character and appearance of the conservation area. The current proposal varies from the refused scheme for the following reasons;

- Two smaller dormers are proposed rather than one large dormer.
- Reduction of size and scale of dormer window and rooflights
- Alignment of dormer windows within the setting of the roof slope has been altered.

Design – A revised Dartmouth Park Conservation Area Statement was adopted on 22nd January 2009. The statement specifies that 'there have been few alterations at roof level [and] the intact rear roof profiles of nos. 4-54 and 56-62 are visible from Twisden Road. The conservation area retains its clear historical rooflines and 'roof alterations or extensions are likely to be unacceptable where a building forms part of a complete terrace or groups of buildings which a roof line that is largely unimpaired by alterations or extensions'.

There are two styles of properties within this particular part of the street, the properties from nos. 4 to 26 are two storey

terraces and nos. 28 to 54 are three storey buildings. There are 6 dormers on the north side of Chetwynd Road between nos. 1 to 67. On the south side there are three dormer windows between nos. 4 – 54 Chetwynd Road. These dormer windows vary in design, size, scale and setting within the roof slope. In the northern side of the street there are several dormer extensions (front and rear) that were granted planning permission in the late 1980's. Planning permission has been refused for proposed rear dormer window extensions at nos. 29, 32, 37 and 20 within this part of the street between 2002 and 2007. The proposals varied in design, size, scale and setting within the roof. The reasons for refusal include the impact on the character of the building, the character and appearance of the conservation area and the impact on unimpaired roof slopes.

Planning permission was approved for two rear dormers (2008/0080/P) at no. 29 in June 2008. This application is based upon the design of this approval. Permission was granted as it was considered that the proposed dormers would be subordinate to the roof slope and would partially align with existing windows in the rear elevation. It was considered that the design, size and siting of the dormers would not harm the setting and appearance of the building or detract from the appearance of the adjacent buildings. It was considered the rear dormer would not be visible from the public realm as they would be screened by mature trees.

The Conservation Area Statement in use at the time of this application considered that 'any further extension in the roof space should respect the integrity of the existing roof form'. The statement considers that roof extensions would be unacceptable where 'the property forms part of a group or terrace which remains largely, but not necessarily completely unimpaired' and 'where the roof is prominent, particularly in long views'. It considered that dormer windows in the rear roof slope would normally be allowed if sensitively designed in relation to the building and other adjacent roofs. The rear elevation of no. 29 was not noted as not being prominent or even visible from the public realm given established mature trees.

There are three examples of dormer windows in the rear roof slope between nos. 4-54 comprising two large 1980s dormer windows at nos. 34 and 36 and one at no. 52. The roof slope from nos. 4-32 is entirely intact. As stated in the Dartmouth park conservation area statement the roof slope of no. 32 can be viewed from the public realm. It is acknowledged that the dormer windows would be seen in the context of the adjacent cheek of the 1980s dormer window at no. 34 and the protruding chimney stack between nos. 30 and 32. However it is considered that the current uninterrupted view across the rear roof slope would be harmed by the addition of two dormers adding to the visual clutter at roof level.

Camden Planning Guidance (CPG) 2006 considers that dormer windows should align with the existing windows on the elevation below. In this instance only one window would align with the existing rear window, the other is positioned in the centre of the roof slope contrary to the guidance. It is considered that the scheme could be revised to relocate the dormer window above the stairwell in order to ensure that both windows align with the elevation below. The dormers would be set down 700mm below the apex of the main roof and 900mm from the eaves in accordance with the CPG.

It is considered that the proposed dormer windows would harm and spoil the integrity of the roofline of the terrace which is largely unimpaired by alterations or extensions. As such the proposal would be detrimental to the character and appearance of the Dartmouth Park Conservation Area.

The proposed rooflights would be flush with the roof profile and are considered to be an appropriate size and location. It is considered the rooflights would not have a detrimental impact on the character of the building or the character and appearance of the wider conservation area.

Residential development standards – The Dartmouth Park Conservation Area Statement 2009 considers that it is unlikely that roofs below 45 degrees in pitch will provide the space that meets the height requirements of a habitable room. The roof pitch of this property is approximately 34 degrees. The residential development standards set out in the CPG for ceiling height states that all habitable rooms should have minimum headroom of 2.4m. The exception is habitable rooms in attics which should have a minimum room height of 2.3m over at least half of the floor area. In this case the room height is 1.8m over half of the floor area. It is considered that given the height is considerably below the guidance figure for attic rooms the proposal would result in a substandard level of accommodation.

Amenity – The properties to the rear, nos. 25-35 Twisden Road are located 15.72m away from the rear elevation of no. 32. The dormers would introduce a further level of overlooking at third floor level. However there are windows on the rear elevation at second floor level of no. 32 which currently overlook the rear elevation of properties on Twisden Road and properties on the other side of Chetwynd Road. It is considered that the proposed rear dormers and front conservation rooflights would not have a detrimental impact on the amenity of neighbouring occupiers in comparison to the existing situation.

It is considered that the proposed dormer windows and front rooflights would not have a detrimental impact on the amenity of the adjacent property with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

Recommendation – Refuse planning permission

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