

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>17/03/2008</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>17/03/2008</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Carlos Martin				2008/0566/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
15 South Hill Park Gardens London NW3 2TD				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 a dormer on rear roof slope.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<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>29</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
<b>Summary of consultation responses:</b>		A site notice was displayed from 25/02/2008 to 17/03/2008. 2 objections have been received on the following grounds: <ol style="list-style-type: none"> <li>1. Detrimental impact on the character of the conservation area.</li> <li>2. Loss of light and privacy to the garden area of the garden flat.</li> <li>3.</li> </ol>					
<b>CAAC comments:</b>		<u>South Hill Park CAAC</u> : No objection, as the proposal would replicate the extension at no. 17 thus matching this attached semi-detached property.					
<b>Site Description</b>							
The application site relates to a three-storey plus basement semi-detached property divided into flats. Then property is located on the west side of South Hill Park Gardens, within South Hill Park Conservation Area and has been identified as a building that makes a positive contribution to the Conservation Area.							
<b>Relevant History</b>							
23/12/2005: pp <b>refused</b> (2005/4410/P) for conversion of loft including 2 dormers each at front and rear plus roof terrace at rear <i>Reason: Front dormers unacceptable in principle/ rear dormers were too bulky.</i>							
15/01/2007: pp <b>granted</b> (2006/4015/P) for 2 rear dormers and roof terrace over rear extension with balustrade for 2 <sup>nd</sup> floor flat							
02/10/2007: pp <b>refused</b> (2007/3537/P) for revision to planning permission granted 2006/4015/P involving erection of a dormer window and two rooflights in the front roofslope. <i>Reason: The proposed front dormer would be over dominant and obtrusive and would be detrimental to the appearance of the building and the character and appearance of the conservation area.</i>							

## Relevant policies

### London Borough of Camden Replacement UDP 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

### Camden Planning Guidance 2006

### South Hill Park Conservation Area Statement.

## Assessment

### Proposal

Planning permission is sought for the erection of a dormer on the rear roof slope.

The proposed dormer would be 6.7m wide by 2.1m high and would feature five timber windows and a door with fanlight to access the rear terrace. The dormer would be cladded in tiles to match existing.

The rear roof terrace has been previously approved under a separate application (ref. 2006/4015/P)

### Amendments

The proposal has been amended to incorporate only a single dormer. It originally involved raising the back-addition to create an additional storey.

### Assessment

With six openings and being nearly 7.0m wide, the proposed dormer is excessively large and over dominant. The dormer would be located less than 0.1m from the ridge of the roof and less than 0.2m from the eaves, which is contrary to guidance contained within CPG for roof extensions, as it would result in a bulky addition out of scale and proportion with the existing building. The proposed dormer, due to its size, bulk and design would be detrimental to the appearance and character of the building and hence the character and appearance of this part of the conservation area.

It is noted that the neighbouring property contains a similar style of extension at roof level however does not appear to benefit from planning permission. The roof extension appears to now be immune from enforcement action and should not set a precedent for a similar extension on the subject property.

While the dormer has been located close to the roof ridge, the floor to ceiling heights in the proposed habitable room in the loft have a maximum internal height is approximately 2.0m, 0.3m below the minimum height set in CPG residential development standards. Therefore, the resulting room would provide substandard accommodation contrary to policy SD6.

The proposed materials are considered acceptable and the proposal is not expected to result in a significant loss of amenity for neighbours. There would be no greater loss of privacy to the garden level than that which has been approved under the previous scheme (Ref: 2006/4015/P). Notwithstanding, the design of the dormer is contrary to policies B1, B3 and B7 of the UDP (2006), advise contained within the Camden Planning Guidance and the South Hill Park Conservation Area Statement and therefore the dormer extension is considered unacceptable.

**Recommendation:** Refuse

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