

Delegated Report		Analysis sheet		Expiry Date:		28/02/2008	
		N/A / attached		Consultation Expiry Date:		27/02/2008	
Officer				Application Number(s)			
Cassie Plumridge				2007/6117/P			
Application Address				Drawing Numbers			
2nd Floor Flat 9 Glenmore Road London NW3 4BY				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of roof extension including a dormer window in the rear elevation and two conservation style rooflights in the front and rear elevation to provide additional floorspace to the residential flat (C3 use).							
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	25	No. of responses No. electronic	01 01	No. of objections	01
Summary of consultation responses:		<p>An objection was received from 18 Howitt Road, who is summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>Over development</i> <u>Response:</u> see comments within the assessment section of the report. <i>Loss of light</i> <u>Response:</u> the dormer is not considered to reduce light to surrounding properties. <i>Increased noise</i> <u>Response:</u> the dormer is not considered top result in excessive noise pollution. 					
CAAC/Local groups* comments: *Please Specify		No reply's to date. The Belsize CAAC was notified of the application.					

Site Description

The subject site falls within the Belsize Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The property is located on the western side of Glenmore Road, is a mid terrace, 3 storey property, divided into flats.

Relevant History

An application for planning permission (reference 2004/1875/P) for '*the erection of a rear dormer window and the insertion of 2x front rooflights as part of a loft conversion for the existing top floor flat*' was refused on 15/07/2004. This application involved a dormer which is more substantial than that proposed in this instance, being full width. The application was refused on the following ground:

The proposed rear dormer would, by virtue of its inappropriate design, scale, bulk and location, detract from the appearance of the parent building and the character and appearance of the Conservation Area, contrary to Policies EN1, EN13, EN24 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and supporting advice in the Council's Supplementary Design Guidance.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas

Camden Planning Guidance

Belsize Conservation Area Statement

Assessment

PROPOSAL:

The application seeks planning permission for the erection of a dormer window on the rear roof slope and two conservation style rooflights in the front and rear elevation to provide additional floorspace to the top floor residential flat.

ASSESSMENT:

Design

The application proposes the introduction of a new dormer of the upper rear roof slope. As discussed below the proposed rear roof extension is considered to dominate the host building, interrupt an intact group of properties of which the site forms part and detract from the character and appearance of the Belsize Conservation Area.

The property is located on the western side of Glenmore Road, is a mid terrace 3-storey property, divided into flats. The pitched roof of the buildings within the row extends over the rear projecting wing creating an elongated rear roof slope. While some properties are provided with dormer addition at the lower level of the roof, over the projecting wing, the upper portion of the roof slope over the main part of the building in unimpaired. It is acknowledged that roof lights are provided on the upper roof slope, however dormer additions are not provided at this level.

Policy B3 of the revised replacement UDP relating to alteration and extensions states *The Council will not grant planning permission for alterations and extensions that it considers causes harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether: (a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected; (b) extensions are subordinate to the original building in terms of scale and situation; and, (f) the architectural integrity of the front or principal facades is preserved.*

The conservation area statement for the Belsize Conservation Area also states: *Roof alterations which change the shape and form of the roof, can have a harmful impact to the conservation area and are unlikely to be acceptable where: (i) It would be detrimental to the form and character of the existing building; (ii) the property forms part of a group or terrace which largely, but not completely unimpaired; (iii) the property forms part of a symmetrical composition, the balance of which would be upset; (iv) the roof is prominent, particularly in long views.*

As discussed above, the subject site forms part of a largely unimpaired row of properties on the upper roof slope. It is considered that the addition of a dormer on the upper rear roof slope would be an incongruous addition that would detract from the character of the row of buildings. While it is acknowledged that the rear elevation is not visible from public vantage points, it is visible from the surrounding properties and the siting of the buildings allows for the building on the subject site is be easily read in the context of the other properties within the row. The proposed works are considered to harm the character and appearance of the row of buildings.

The proposed dormers are also considered to compromise the character of the host building. The dormers do not meet the CPG, sitting adjacent to the ridge of the roof. The CPG also acknowledges in paragraph 41.23(c) that *'dormers should not be introduced where they interrupt an unbroken roofscape'*. The siting of the dormer does not relate well to the host building and would dominate roofscape of the host building.

Given the adverse impact the works would have on the host building and the wider group of which it forms part, the proposed works are considered to harm the character and appearance of the conservation area. Policy B7A states that *'The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area'*.

The scheme also included alterations to the 4 roof lights; 2 in the front slope and 2 in the rear slope. The roof lights would sit flush with the roof profile. This is considered to be a minor alteration that would not detract from the host building or the wider conservation area.

Amenity

The BRE guidelines recommend distances of 18-35m between residential windows which directly face each other, to ensure privacy is maintained. Such distances are generally unachievable in a central urban location

such as this. However, Policy SD6 of the RUDP does seek to ensure that privacy is maintained, and overlooking is not of an unacceptable level.

While it is acknowledged that the properties along Howitt Road and Glenmore Road have modest rear gardens, and that the proposed dormer would have some views into the gardens and rear windows of these properties, it is not considered to unreasonably intensify the existing arrangement. The proposal is not considered to result in adverse overlooking.

It is considered that the works would not adversely impact on their amenity with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

Summary:

The addition of a new dormer in the upper rear roof slope is considered to harm the character and appearance of the Belsize Conservation Area, dominate the host building, and harm the intact roofscape of the row of which the property forms part, contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas of the London Borough of Camden Replacement Unitary Development Plan 2006, the Belsize Conservation Area Statement and the Camden Planning Guidance 2006.

RECOMMENDATION: Refuse planning permission.

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