

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		01/02/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/02/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Sara Whelan				2007/6229/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
34 Swains Lane London N6 6QR				MCB 02 P; MCB 01P			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations at roof level including a new gable end and rear dormer window to single family dwelling house.							
<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	09	No. of responses	01	No. of objections	01
				No. electronic	01		
<b>Summary of consultation responses:</b>		None					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Dartmouth Park Conservation Area Advisory Committee – Objection <ul style="list-style-type: none"> <li>- We find the proposed roof extension out of keeping with the scale and character of the existing dwelling.</li> <li>- Destructive to the existing roofline of this and neighbouring houses.</li> <li>- We reject the analogy with other loft conversions nearby, in that these were carried out before the establishment of the Conservation Area and should not be treated as a precedent.</li> <li>- Concern about overlooking neighbouring properties.</li> <li>- Object to the disfiguring velux windows on the front roof.</li> </ul> Officer response; - The objections raised will be dealt with in the main body of the report.					

### Site Description

The site lies in the Dartmouth Park Conservation Area. Swains Lane is described to have an unusual single storey shopping parade at no's 1-11a. Number 34 is in close proximity to this shopping parade. It is on the southern side of the road, surrounded by a number of 20<sup>th</sup> Century houses of mixed style. The road was developed mainly in the 1930s, and forms a group of two-storey semi-detached houses.

The application property is a semi detached dwelling. The adjoining property has a front and side roof extension.

### Relevant History

None

### Relevant policies

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 Statement

## Assessment

### Overview

The proposed roof addition would comprise a hipped to gable extension and a rectangular shaped rear dormer window. The proposed dormer window would be 6.7m wide, 2.3m high and protrude maximum 3.2m from the rear roof plane. The box dormer window would wrap around an existing two storey rear element, which adjoins the rear roof plane.

### Design and Conservation Area

The road comprises pairs of similar semi detached dwellings, all with hipped roofs. There are examples of subordinate roof additions in the street scene. It is considered the character of the area should determine the form of which any proposed roof extensions should take in this particular part of the Borough, given its location in the Conservation Area.

Policy B7 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 existing dwelling has a 3m wide ridge. The proposed roof alteration would elongate this existing ridge. The proposed roof would have a continuous ridge 7.3m wide. The adjoining dwelling has a 3m wide ridge. It is considered that the proposal would unbalance the proportioned appearance of the pair of semi detached dwellings. This would result in a prominent form of development within the street scene and have a detrimental impact upon the character and appearance of the Conservation Area.

The bulk and massing of the proposed gable end roof would not appear subordinate when read in line with the existing roof plane. The proposed roof alteration would not be set below the existing ridge or be separated from the eaves of the existing roof. Therefore the bulk of the roof would increase substantially. It is considered that this dominating form of development would be a prominent form of development within the street scene, this would detract from the character and appearance of the Conservation Area.

It is acknowledged that the adjoining dwelling number 32 has implemented front and side roof additions. The Council has no planning history records for these extensions and can therefore only assume that the extensions have been implemented within the constraints of previous permitted development rights. The applicant has suggested that the extensions at number 32 were implemented over 20 years ago. It is not considered that the front and side dormer window at number 32 set a precedent for the proposed bulk and massing of the gable end roof form at number 34.

The proposed rear dormer window would be positioned maximum 0.5m from the eaves and 0.5m from the flank margins of the roof plane. The roof of the dormer window would be set 0.4m below the ridge of the main roof; this contravenes the advisory 0.5m separation distance to the ridge of the existing roof. It is considered that the rectangular box dormer window has been designed solely to comply with the minimum 0.5m separation distance to the edges of a roof plane. The proposed dormer window would span the majority of the newly extended roof plane. The resulting dormer window is bulky, and would appear as a dominating form of development when read in line with the existing dwelling and surrounding area. This would fail to neither preserve nor enhance the character or appearance of the Conservation Area.

In addition the position and amount of glazing proposed on the rear elevation of the dormer window would not appear subordinate when read inline with the fenestration of the original dwelling. The introduction of a high proportion of glazing and Juliet balustrade on the rear elevation would introduce high level clutter to an uninterrupted roofscape. This would lead to the dwelling appearing appear 'top heavy' and have a detrimental impact upon the character and appearance of the Conservation Area.

### Amenity

The proposed roof extension would be located directly above the application dwelling. It would have no detrimental impacts of overshadowing or dominance upon the surrounding residential dwellings.

The proposed rear elevation of the roof extension would include floor to ceiling glazing. This glazing would serve a bedroom. It is not considered that the amount of glazing at the rear elevation would have any further impacts of real or perceived overlooking compared to the existing situation.

### **Conclusion**

It is considered that the proposed roof alterations and dormer window would by reason of their design, bulk, size, form and siting elongating the ridge of the existing roof, create an obtrusive form of development within the street scene and wider Conservation Area. The amount of glazing and Juliet balustrade would add an unacceptable amount of high level clutter to the application building.

The proposal would be contrary to Policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006, Camden Planning Guidance 2006 and Supplementary Guidance contained in the Dartmouth Park Conservation Area Statement.

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