

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	01/02/2008
		N/A / attached	<b>Consultation Expiry Date:</b>	07/02/2008
<b>Officer</b>			<b>Application Number(s)</b>	
Sara Whelan			2007/6223/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Top Floor Flat 14 Lawn Road London NW3 2XS			See 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 rear dormer window extension and infilling of central valley roof to create additional living accommodation to top floor flat.				
<b>Recommendation(s):</b>		Refuse		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	41	No. of responses	02	No. of objections	02
			No. electronic	01		
Summary of consultation responses:	<p>Site notice erected 21/1/08 – 11/2/08</p> <p>One objection received</p> <ul style="list-style-type: none"> <li>- At present the roof profile is largely comprised of a double 'A' shaped hipped slated pitched roofs. The applicant proposes to remove the rear pitched roof in its entirety and half of the front pitched roof and to replace it with a flat roof structure.</li> <li>- The flat roof is wholly unsympathetic to the existing building by reason of its height, bulk, scale, massing and finishes.</li> <li>- It would contravene paragraphs 5.2 and 5.3 of the Conservation Area Statement.</li> <li>- If this was approved it would set an undesirable precedent.</li> <li>- The proposal would be contrary to Policy B3 and should be refused.</li> </ul> <p>Officer response:</p> <ul style="list-style-type: none"> <li>- The points raised are discussed within the main body of this report.</li> </ul>					
CAAC/Local groups* comments: *Please Specify	<p>Parkhill and Upper Park Conservation Area Advisory Committee – No comments received</p> <p>Belsize Residents Association – Objection</p> <ul style="list-style-type: none"> <li>- The great width and height of the proposed dormer window, coupled with a full length balcony, is out of proportion with this fine traditional house.</li> <li>- The proposal would be a disruptive feature, destructive of the houses architecture standing in the Conservation Area.</li> </ul> <p>Officer response:</p> <ul style="list-style-type: none"> <li>- The application dwelling is recognised within the Parkhill and Upper Park Conservation Area Statement as making an important contribution to the Conservation Area.</li> <li>- The merits of the proposed extensions are discussed within the main body of the report.</li> </ul>					
Site Description						
<p>The application site lies in the Parkhill and Upper Park Conservation Area. The application property comprises an original semi detached villa in an Italianate style. This villa has been subdivided to provide four self contained residential flats.</p> <p>Lawn Road comprises similar three–four storey semi detached villas with a shallow pitched hipped roof. There are a few examples of alterations and extensions to properties within the area. However, the roofscapes of 5-14 lawn Road remain intact and unaltered. In addition the street scene maintains a uniform appearance and retains the elegant, well proportioned, generously spaced character which defines the character of the Parkhill and Upper Park Conservation Area. The dwellings are built in brick and stucco with interesting details. All dwellings have porches carried on columns of the three classic orders.</p>						

## Relevant History

None

## Relevant policies

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 - General design principles

B3 – Alterations and Extensions

B7 - Conservation areas

Camden Planning Guidance

Parkhill and Upper Park Conservation Area Statement

## Assessment

### Overview

This application seeks to extend an existing two bedroom top-floor flat. The proposal would include converting existing habitable accommodation to four bedrooms. A new internal staircase would provide access to an open plan kitchen/living space within the proposed roof extension.

The proposed roof extensions would infill the central valley of the existing roof and install a rear dormer window spanning the majority of the rear elevation. The proposed roof extension would be 6.7m deep, 6.8m wide and 2.1m high from the existing eaves, it would have a flat roof. The rear dormer window would sit 0.5m higher than the ridge of the main roof. It would include floor to ceiling glazing on the rear elevation. No new access or parking is proposed.

### Design and Conservation Area

The Parkhill and Upper Park Conservation Area Statement paragraph 4.3 (b) states that '*Lawn Road comprises Italiante Victorian Villas (Nos. 5-14)...with intact roofscapes*'. Paragraph 5.2 goes on to describe that the unimpaired properties in Parkhill Road, Upper Park Road and Lawn Road are notable within the Conservation Area because of their special historic or architectural interest, their value as local landmarks, or as particularly good examples of the local building tradition.

The Conservation Area Statement provides specific guidance that front and side dormer windows are normally unacceptable at Nos 5-14 Lawn Road, which have intact roofscape. The proposed roof addition would be read as a side and rear dormer window and would protrude 0.5m above the ridge of the original roof. Paragraph 7.13 (e) states that the raising of the ridge height will not be allowed and that proposals which alter existing roof profiles will generally be resisted.

The proposed roof extension would be 6.8m wide and 0.5m higher than the ridge of the main roof. It would interrupt the existing intact roof profile of this pair of Victorian Villas. It is considered that the proposed roof extension would by reason of its bulk and height appear as a prominent form of development within the street scene and have a detrimental impact upon the character and appearance of the Conservation Area.

The roof form would be substantially altered from an original and uninterrupted shallow pitched hipped roof to a bulky and dominating flat roof form. The balance of symmetry between the original pair of Victorian Villas would be disrupted. The Parkhill and Upper Park Conservation Area Statement recognises that the symmetry and original features of 5-14 Lawn Road make a positive contribution to the Conservation Area. It specifically advises that front and side dormer windows would in general be

unacceptable at 14 Lawn Road.

The overall presence of the roof addition may not be significantly obvious within the street scene. It would be partially screened from the street scene by the original hipped roof, height of building and narrow separation distance between number 24 and 15 Lawn Road. However, the rear dormer window would sit 0.5m above the ridge of the existing roof. Notwithstanding whether the proposal would be significantly noticeable in the street scene the principle of infilling the central valley in the centre of the roof would not be supported within this part of the Conservation Area. It is considered that the proposal would neither enhance nor preserve the character or appearance of the Conservation Area.

It is noted that roof extensions have been implemented at number 15. The original hipped roof of number 15 has been altered to a flat roof with vertical flank and rear walls. The Council believes that this development was granted in 1981. Considering that dwellings 5-14 Lawn Road have been specifically outlined in the Conservation Area Statement as making an important positive contribution it is not considered that the existing roof alterations at number 15 would set a precedent for the proposal.

Three roof lights would be visible from the front elevation. These would sit above the ridge of the original dwelling. These roof lights would be visible from certain vistas within Lawn Road and Downside Crescent. It is considered that the appearance of the roof lights would exasperate the inappropriate height of the proposed development, sitting 0.5m higher than the ridge of the original roof.

It is not considered that the position and amount of glazing on the proposed rear elevation would appear subordinate when read inline with the fenestration of the original dwelling. The introduction of a high proportion of glazing and a railing in front of the glazing would introduce high level clutter to an uninterrupted original roofscape. This would lead to the building appearing appear 'top heavy' and having a detrimental impact upon the character and appearance of the Conservation Area.

### **Amenity**

The proposed roof extension would be located directly on top of 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 kitchen/living space. 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 addition would by reason of its bulk, shape, design, excessive height and glazing have a detrimental impact upon the character and appearance of the Conservation Area.

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