

Delegated Report		Analysis sheet		Expiry Date:		07/11/2007	
		N/A / attached		Consultation Expiry Date:		25/10/2007	
Officer				Application Number(s)			
Joe Purcell				2007/4007/P			
Application Address				Drawing Numbers			
52 Canfield Gardens London NW6 3EB				Location Plan; 1 x Photo Sheet; Drawing No. 172/110; 172/111/1 rev a; 172/114/1 rev a; 105 rev a; 115/1 rev b; 101; 102; 105/1; 105/2; 105/3; 115/11; 115/12; 115/13; Covering Letter dated 12/09/2007			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of two dormer windows (one with inset roof terrace) on the rear roofslope and installation of rooflights on the front, rear and side roofslopes in association with creation of a two-bedroom self-contained flat at roof level, plus erection of a single-storey extension and other alterations to the rear of existing ground floor flat.							
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	20	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on the 04/10/2007 expiring 25/10/2007. Two objections were received, the relevant material objections include: <ul style="list-style-type: none"> An extra dwelling would cause further parking congestion on the street The side roof window would look directly into the living room at No.50 					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Swiss Cottage CAAC:</u> No comments received to date					

Site Description

Semi-detached property comprising ground floor and two upper floors on the north side of Canfield Gardens. The building is used as 3 self-contained flats, one per floor. The site is within Swiss Cottage conservation area. Canfield Gardens is designated a Heavily Parked Street. The area is within a controlled parking zone (CPZ).

Relevant History

2004/4220/P The erection of a rear inset dormer window and balcony, the installation of 5 rooflights, one on the front slope of the roof, one on the side of the front gable, one on the side slope of the roof and two on the flat section of the roof, associated with the conversion of the roof space into a self-contained flat.

Granted 28/01/2005

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.

London Borough of Camden Replacement Unitary Development Plan Adopted June 2006

SD1 – Quality of Life;
SD6 – Amenity for occupiers and neighbours;
B1 – General Design Principles;
B3 – Alterations and extensions;
B7 – Conservation areas;
T8 – Car Free Housing and Car Capped Housing
T9 – Impact of Parking

Supplementary Planning Guidance

Pg 83 Extensions, alterations and conservatories
Pg199-205 - 'Roofs and terraces'
P9 195-198 – 'Residential development standards'

Swiss Cottage Conservation Area Statement: Advice on roof alterations and use of roof spaces

Assessment

The proposal is for the alteration and extension of an existing residential house. The house is currently divided into three flats, although all of them are under the ownership of the same ownership of the applicant. There are two parts to the proposal:

A ground floor single storey full width rear extension to form a new kitchen and bedroom and internal modifications to the flat.

The creation of a new 2-bedroom self-contained flat in the roof, with two dormers and two roof lights on the rear elevation, two roof lights on the side elevation and three rooflights (two on the gable) on the front elevation.

The main material considerations include:

- Impact of roof alterations on the appearance of the building and the character and appearance of the conservation area.
- Impact of full width ground floor rear extension on the appearance of the building and the character and appearance of the conservation area.
- Impact on the amenity of neighbours
- Parking

Impact of roof alterations

In 2004 planning permission was granted (2004/4220/P) for the conversion of the roof space into a self-contained flat that would include the erection of a rear inverted dormer window and balcony, which measured 3.3m in length. In this application two dormers are proposed on the rear elevation; an inverted dormer window measuring 3m in length and a dormer window measuring 1.5m in length. The two proposed dormers are located just below the ridge line which is contrary to Camden Planning Guidance 2006 which states that dormers must be the minimum distance of 0.5m away from the ridge, eaves and parapet wall so that the dormer does not have an over dominant appearance on the roof. Although neighbouring properties have dormer windows closer than 0.5m to the ridge, parapet and eaves these were built before the Camden Planning Guidance 2006 was implemented: No. 48 Canfield Gardens (*Granted 22/04/1998*), No. 54 (*Granted 17/02/2005*), No.56 (*Granted 08/02/1996*). Because these neighbouring roof extensions have already been erected it could be argued that they set precedent and that all roof extensions in the area should be granted, however these SPG Guide notes to roof extensions were implemented in 2006 to stop excessive roof extensions like those found at No.48, No.54 and No.56 Canfield Gardens being built and making sure smaller more suitable and balanced roof extensions are constructed. The Local Planning Authority consider that as well as failing to comply with SPG Guidelines on roof extensions that two dormers on the roof is excessive and is an over dominant feature on the building. In 2005 planning permission was granted at the property for one larger rear dormer positioned more centrally located further away from the eaves, ridge line and parapet wall, this is considered a more appropriate design than the two dormers proposed in this application.

Impact of ground floor extension

The design of the rear extension by virtue of its size, form, scale and materials inappropriate to the setting of the conservation area. Full width extensions are against council policy as they dominate the original buildings in terms of bulk and obscure original features of the house, such as the original bay window, both of which have occurred in this application and would be contrary to policy B1, B3 and B7 of the UDP.

Impact on the amenity of neighbours

Objections have been received that the side roof light will look directly into the next-door neighbours living room. However, this roof light is over a staircase and therefore unlikely to create any overlooking. However if planning permission was granted, to minimise this possibility, a condition to glaze the roof light in frosted glass would be recommended.

Parking

No parking facilities have been proposed for the new dwelling. Canfield Gardens is an extremely congested road and therefore the site is located within a Controlled Parking Zone a S106 would have to be secured if planning permission was granted.

Conclusion

The proposed rear dormers and full width rear extension by reason of their bulk and appearance would fail to preserve and enhance the character and appearance of the building and surrounding Swiss Cottage Conservation Area contrary to policies B1, B3, and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.