

Delegated Report		Analysis sheet		Expiry Date:		01/11/2007	
				Consultation Expiry Date:		08/10/2007	
Officer				Application Number(s)			
Jenny Fisher				2007/4247/P			
Application Address				Drawing Numbers			
Flat D 13 Crossfield Road London NW3 4NS							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replace existing rear dormer with a larger dormer, installation 2 no. velux to front roof slope and installation of new door and railings to flat roof to form a second floor terrace on side projection to 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	19	No. of responses	01	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Have no problem with the proposal and fully support it. From my property wouldn't be able to see anything so think the proposal should go ahead.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Belsize CAAC Object</u> The rear dormer window should be reduced in width to be compatible with the windows below, and, the railings should be set back from the parapet.					

Site Description

A building in residential use at the end of a terrace that sweeps round to meet Adamson Road. The house is divided into four self-contained flats. Flat D occupies the whole of the second floor and roof space. The flat currently comprises 4 bedrooms, two at second floor level and two on the third floor. There is a side extension at ground and first floor level, with basement access to the rear of the premises through a gate and under the side extension. A gap between this and the neighbouring building, No. 37 Adamson Road, has been retained. The Belsize Conservation Area Statement has identified the building as one that makes a positive contribution to the conservation area. Located within the Belsize Conservation Area.

Relevant History

02/11/1988 8804090 planning permission for the erection of a rear dormer.

05/05/1999 PW9902166R1 Application refused for the erection of a part one and part two storey rear extension.

Reason: The proposed rear extension is considered to be detrimental to the appearance of the building and this terrace of which it forms part, by virtue of its size, location and design. It would therefore fail to preserve or enhance the character and appearance of the conservation area.

Flat 4 2 Crossfield Road 30/03/2007 2007/0554/P Application refused

Installation of railings in front roof slope and enlargement of dormer window in order to create a roof terrace.

Reason: The proposed railings and enlarged dormer in the front roof slope to create a roof terrace, by reason of their design, height and siting, would be detrimental to the appearance of the host building and to the character and appearance of the conservation area, 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, and design advice in the Camden Planning Guidance 2006 and Belsize Conservation Area Statement.

4 Crossfield Road 19/11/1992 9200753 Application refused

The erection of dormers on the front side and rear elevations in connection with the formation of a self-contained flat in the roof space.

Reasons: Excess density; over sub-division of property.

24 Crossfield Road 27/03/1998 PW9802032 Application refused

Erection of a three storey side extension and single storey rear extension and alterations to an existing means of access.

The proposed side extension would be contrary to the Council's policies and guidelines as contained in the Unitary Development Plan and Supplementary Planning Guidance by virtue of its size and position, it would have a detrimental effect on visual appearance of the terrace and on the character and appearance of the Conservation area.

Relevant policies

Replacement UDP S1/S2; SD6; B1; B3; B7; H8

Camden Planning Guidance December 2006: conservation areas; daylight; design; extensions; overlooking; roofs and terraces

Belsize Conservation Area Statement

Assessment

Proposed

Residential accommodation

The use of the second floor as a large open plan living area and kitchen with two en-suite bedrooms on the third floor.

Rear dormer

The enlargement of an existing rear dormer window.

Existing: a dormer within the rear roof slope. The dormer extends 2m. from the roof slope. French doors 0.8m. wide open onto a small balcony.

Proposed: A roof dormer 3.3m. (width), 3m. from the roof slope, with three windows installed. The roof of the dormer would be 0.5m. from the roof ridge. The balcony would be removed.

Front roof slope

Two velux windows would be added to the one already installed next to a small dormer window.

Side

The building has been extended to the side at ground and first floor level. Three courses of brickwork would be added to the roof parapet of the extension, and above that a metal balustrade would be fixed. The roof would be used as a terrace accessed at second floor level through double-glazed french doors with timber frames.

Main issues for consideration

- visual impact;
- amenity

Visual impact

The designation of this building as a positive contributor to the special character and appearance of the area means that any alteration proposed is a more sensitive issue than if it had not been designated as a positive contributor. Mature trees line the street and there is one in front of the application site. Foliage currently partially conceals the side of the building but the roof is still visible and would be even more visually prominent during winter months.

UDP B1 general design principles require development to respect site and setting and not harm the appearance of amenity of an area. Policy B3 specifies that extensions should be subordinate to the original building, preserving the architectural integrity of the existing building. In all cases the council will not grant planning permission for development that fails to preserve or enhance a conservation area.

It is considered that the proportions, size and scale of the rear dormer proposed would not relate to the façade below. It would not align with windows on lower floors, it would dominate the rear roof slope and would not be subordinate to windows below. This is contrary to Camden Planning Design Guidance and UDP policies B1, B3 and B7.

The existing two velux windows within the front roofscape are not visible from the ground, therefore an additional velux the same size is considered acceptable.

The applicant has submitted a photo showing an example of a balustrade enclosing a flat roof to the front of a building within close proximity to the site. It is noted that there are balconies at roof level within Crossfield Road. Council records indicate that they do not benefit from planning permission, however they appear to be of considerable age, and are therefore immune for enforcement action. The creation of a terrace to the side, also visible from the front of the building, is considered unacceptable. Camden Planning Design Guidance states that a terrace will only normally be acceptable on the rear of properties and should not result in a parapet height being altered. It is considered that a terrace on the roof of a side extension that would extend 2m. from the flank wall of

the building and be more than 4m. wide, with a raised parapet and balustrade adding 1.5m. to the height of the side extension, would be visually intrusive. It would be contrary to Camden Design Guidance referred to above and the adverse impact on the appearance of the building and character and appearance of the conservation area contrary to UDP policies B1, B3 and B7.

Amenity

There is an approximate 5m. gap between the side extension of the building and the flank wall with the neighbouring building (No. 37 Adamson Road). It is considered that due to the orientation of the buildings, overlooking from the proposed terrace into windows, or a terrace to the rear of No. 37, would be unlikely.

Recommend refusal, the rear dormer, and raised parapet and balustrade to the side extension, are considered unacceptable, they would harm the appearance of a building designated as a positive contributor to the special character and appearance of the conservation area.