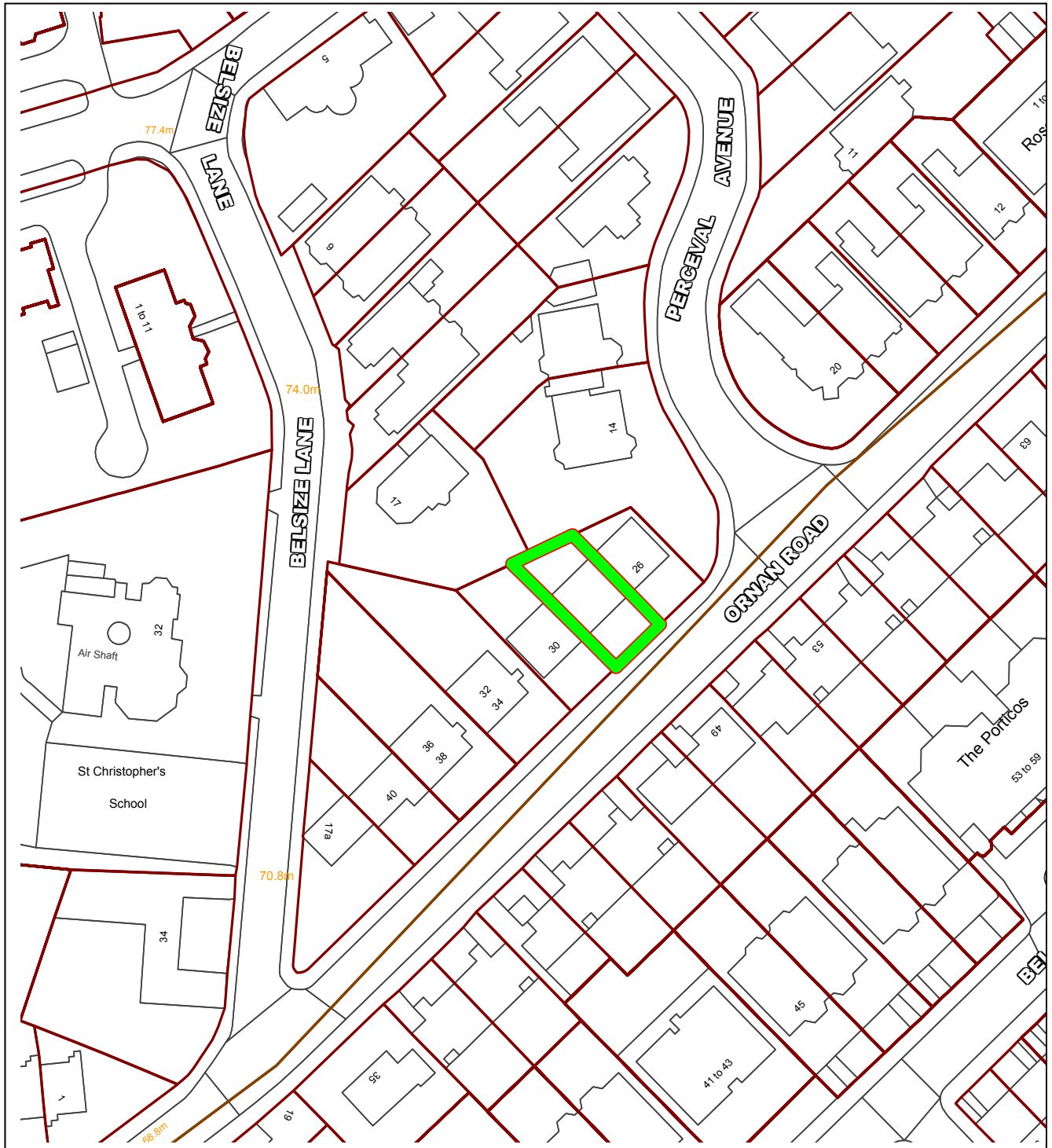


28 Ornan Road – Site location plan



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28 Ornan Road – Pictures



Aerials views of the terrace 26-30 Ornan Road. No. 28 is the middle one.



Front elevation of no. 28 in spring and winter.



Views of Oran Road

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/06/2014
		N/A / attached		Consultation Expiry Date:	29/05/2014
Officer			Application Number(s)		
Carlos Martin			2014/3019/P		
Application Address			Drawing Numbers		
28 Ornan Road London NW3 4QB			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey roof extension.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	04	No. of objections	02
			No. Electronic	04		
Summary of consultation responses:	2x support comments 2x objections, based on the following grounds: <ol style="list-style-type: none"> 1. The difference in roof levels will be out of character for a row of houses of this nature. 2. Unsympathetic design will harm the appearance of the host property. 3. Loss of light and outlook to properties across the street. 4. Loss of privacy to properties at the rear. 					
CAAC/Local groups* comments: *Please Specify	Fitzjohns/Netherhall CAAC: Object. A decision must be made as to the possible transformation of these houses to 3 storey. This sole extension appears unjustified. The rear of the extension is crude and over-sized.					

Site Description

The application site is a terrace of three x 2-storey terraced houses built in the 1970's on the north side of Ornan Road. The site is within the Fitzjohns/Netherhall Conservation Area.

Relevant History

2008/4468/P: Alterations to materials, elevational detail and roof alterations as an amendment to planning permission granted on 16/11/2005 (ref: 2005/4022/P), for the erection of an additional storey to each of the dwellinghouses at Nos. 26, 28 & 30 Ornan Road. Granted 24/11/2008

2005/4022/P: Revision to planning permission dated 29.03.04 ref: PWX0302267 for the erection of an additional storey to each of the dwellinghouses at Nos. 26-30 Ornan Road, involving enclosure of the rear balcony at No. 26 with obscured glazed panels, minor alterations to the rear balcony of Nos. 28 & 30, reduction in depth of the front balcony across all 3 houses, minor alterations to the glazing to the front elevation and the barrel roofs, addition of rooflights and brise-soleils to the front elevation of all 3 houses and metal flues to roofs of Nos. 28 & 30. Granted 16/11/2005.

2005/4014/P: Removal of condition 1 of planning permission dated 17/12/70 (for erection of three houses with garages) relating to retention of garage for car parking purposes at no. 28. Granted 28/10/2005.

2003/3045/P: Amendment to previous approval for erection of an additional storey to each of nos. 26-30 Oran Road (ref: PWX0302267) grant on 29.03.04, to replace, at no. 26 the approved rear terrace with an enlarged studio and shallow terrace with a 1.8m high obscure glass balustrade. The LA was never settled and the application was then withdrawn by the Council.

PWX0302267: Grant PP on 29.03.04 for erection of an additional storey to each property of a terrace of 3x single family dwellinghouses.

17/12/70: PP granted for erection of 3x 2-storey houses with garage and garden.

Relevant policies

NPPF 2012

The London Plan 2011

Local Development Framework – Core Strategy and Development Policies 2011

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 (Design) 2013: Roofs, terraces and balconies (Section 5)

CPG6 (Amenity) 2011: Daylight and sunlight (Section 6), Overlooking, privacy and outlook (Section 7)

Fitzjohns and Netherhall Conservation Area Statement 2001

Assessment

1. The proposal is for the addition of a third storey. This extension would be set back from the existing front and rear building lines, featuring balconies to the front and rear. It would be built with materials to match and would feature 2 windows and a door on the front elevation and 2 sets of sliding glazed doors and a glazed balustrade on the rear elevation.
2. Proposals recommended for refusal are not normally referred to Member Briefing. In this case, the applicants have requested it through their local Councillor.
3. The main issues to be considered are the impact of the proposal on the character and appearance of the building and the conservation area generally and its impact on the amenity of neighbouring properties.
4. **Design and conservation**
5. Ornan Road is an architecturally varied street in terms of age, scale and style. It is characterised by 2-storey post-war housing, largely from the 1960's and 1970's on the south side (which is outside the conservation area); and more varied architecture on the north side with 4/5 storey mansion blocks at the Haverstock Hill end of Ornan road, stepping down to 3-storey Edwardian blocks between these and Perceval Avenue, then the 2-storey 1960's group of nos. 26-30, followed by two larger 4-storey Victorian properties, and the street is finished off by two further 1970's properties, one 2-storey and one 3-storey. Therefore, no clear vernacular scale or style exists for the street.
6. The principle of an additional storey on nos. 26, 28 and 30 has already been established when planning permission was granted by committee in 2004 for erection of an additional storey to each property of this terrace of 3x single family dwellinghouses. These three properties were identified in the Conservation Area Statement as being of a simple design and architecturally the most undistinguished of the properties on the north side of Ornan Road. The previous approval, however, was based around the concept of a unified design for the three properties in terms of scale, use of materials, and core features. In this sense, the approved proposal had the effect of creating a co-ordinated development whilst adding interest to what is an otherwise fairly bland group of properties.
7. The proposal to create an additional storey at no. 28 would break the uniformity of the three houses. These were built as a composition and are considered as a group on its own. Regardless of the height of other neighbouring buildings, they feature an unbroken roofscape which is considered important to preserve in the conservation area. The proposal would therefore have an adverse effect on the skyline, the appearance of this group of buildings and consequently the street scene and the character and appearance of this part of the conservation area.
8. No objections are raised to the detailed design of the proposal. The extension would be built with matching materials and its design is considered acceptable were the extension to be built on the three properties simultaneously. However, as it stands the proposal is contrary to Camden's planning guidance CPG1 which states that roof alterations or additions are likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene, specifically where there is a complete terrace or groups of buildings that have a roof line that is largely unimpaired by alterations or extensions, as in this case. The proposal is therefore considered to be contrary to policies CS14, DP24 and DP25, which seek to promote high quality places and to preserve and enhance the character and appearance of conservation areas.
9. **Amenity of adjoining occupiers**
10. Concerns have been raised by neighbours to the front and rear of the site with regards to the impact of the proposal on their amenity. The original scheme was not considered to have any impact on residential amenities in terms of daylight and sunlight, loss of outlook and overlooking. The new proposal is of a similar bulk and as the original proposal, it features a rear terrace and glazing to the front and rear. Given that the surrounding context does not appear to have been subject to significant changes, it is not considered that there are reasons to justify a refusal on amenity grounds.
11. Recommendation: Refuse.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th July 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Turley Associates
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2014/3019/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 2717

7 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
28 Ornan Road
London
NW3 4QB

DECISION

Proposal:
Erection of a single storey roof extension
Drawing Nos: 449/L/01; -02 C; -03; & -06.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed additional storey, by reason of its form, bulk and location in an unimpaired roofscape, would result in harm to the character and appearance of the building, the terrace of which it forms part and of this part of the conservation area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.



Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment

DRAFT

DECISION