

Delegated Report		Analysis sheet		Expiry Date:	25/03/2014
		N/A / attached		Consultation Expiry Date:	27/02/2014
Officer			Application Number(s)		
Sally Shepherd			2014/0462/P		
Application Address			Drawing Numbers		
47 Swain's Lane London N6 6QL			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey side extension, side dormer window and replacement of rear and side windows to residential dwelling.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 05/02/2014 to 26/02/2014 A press notice was published in the Ham & High from 06/02/2014 to 26/02/2014</p> <p>Objection from 45 Swains Lane:</p> <ul style="list-style-type: none">Side extension and dormer are of a very modern, curved design which do not fit with surroundings. <u>Officer's response:</u> see revisions section in assessment below.Extension is taller than the porch – contrary to design guidelines. <u>Officer's response:</u> the height was reduced when the application was revised and as the extension is set back from the road, the height is considered to be acceptable.Extension impairs architectural symmetry – contrary to design guidelines. <u>Officer's response:</u> see section on side extension in assessment below.The chimney for the wood burning stove may result in smoke being sent straight into our garden. <u>Officer's response:</u> the chimney has been omitted from the scheme.Fence height should not change from its current height of 3.3m to prevent any overlooking. <u>Officer's response:</u> the fence height is not changing.					
CAAC/Local groups comments:	<p>The Holly Lodge CAAC <u>objected</u> to the application:</p> <ul style="list-style-type: none">Design of dormers is totally inappropriate and do not match existing roofing materials. <u>Officer's response:</u> see section on side dormer in assessment below.Side extension is inappropriate in terms of design and materials. <u>Officer's response:</u> see section on side extension in assessment below.The height of the chimney is very low and is likely to be contrary to DP26 and Building Regulations. <u>Officer's response:</u> the chimney has been omitted from the scheme.					

Site Description

The application site is a two storey semi-detached dwelling house located on the north side of Swains Lane opposite the junction with Brookfield Park. The property is set back behind a front garden and is of the Arts and Crafts style with a white-rendered elevation.

The building is not listed but identified as making a positive contribution to the character and appearance of the Holly Lodge Estate Conservation Area.

Relevant History

Application site:

No planning history

45 Swain's Lane

PE9700903 – Planning permission refused on 09/03/1998 for the erection of dormer windows to side and rear.

PE9800870R2 – Planning permission granted on 04/05/1999 for erection of dormer windows to rear and flank elevation.

53 Swain's Lane

2005/2366/P – Planning permission granted on 08/08/2005 for construction of side and rear dormers.

55 Swains Lane

PE9900832 – Planning permission granted on 18/04/2000 for the erection of side and rear dormer roof extensions.

Relevant policies

National Planning Policy Framework 2012
London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2013

CPG1 (Design) – chapters 3, 4, 5

CPG6 (Amenity) – chapters 6, 7

Holly Lodge Estate conservation area appraisal and management strategy 2012 - all

Assessment

Proposal

Planning permission is sought for the following:

- Installation of a side dormer window with a pitched roof measuring approx. 2.2m (w) x 2.8m (h) x 2.5m (d);
- Installation of a rear dormer window with a pitched roof measuring approx. 2.2m (w) x 2m (h) x 1.7m (d);
- Installation of single storey side extension with a curved flank elevation and sliding doors to rear elevation. It would measure approx. 3.7m (w) at its widest point, 4.5m (d) x 3.2m (h);
- Replacement of existing rear double doors with a modern oriel window measuring approx. 1.6m (w) x 2.3m (h) and would project 0.55m from the rear elevation; and
- Replacement of existing window on side elevation with smaller timber framed window measuring 0.5m (w) x 0.9m (h).

Revisions

The following revisions were made to the application:

- Design of the dormer windows was amended from barrel to pitched roofs;
- Material of dormer window roofs changed from metal to clay tiles to match the existing roof;
- Extent of curved wall on the side extension reduced
- Side extension reduced in height from 3.3m to 3.2m
- Rooflight in extension revised to be flush so it does not project above parapet
- Proposed wood burning stove omitted from scheme
- Material of side extension changed to smooth white render

Assessment

The main planning considerations material to the determination of this application are the impact of the proposal on the character and appearance of the host building, the semi-detached pair and the surrounding Holly Lodge Estate Conservation Area as well as the impact on the amenities enjoyed by the occupiers of the surrounding residential properties.

Visual impact

Side dormer

Policy DP24 of the LDF states that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect schemes to consider:

- (a) the character, setting, context and the form and scale of neighbouring buildings;*
- (b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- (c) the quality of materials to be used;*

In addition, paragraph 24.13 states, "Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings". The Holly Lodge Estate conservation area appraisal and management strategy states that "there is concern about front and side dormers and that alterations to roofs need to take into consideration the slope, view from front, side and rear elevations" (page 28), it also states that "dormers and roof extensions that distort the shape and articulation of the arts and crafts design of gables are eroding the roofscape" (page 34).

Although 11 out of the 19 houses on the north side of Swain's Lane (between the junctions with Hillway and Bromwich Avenue) have side dormer windows, many have are unsympathetic in design

terms and detract from the character and appearance of the Holly Lodge Conservation Area. The side dormers at nos. 37 and 51 Swain's Lane do not have planning permission. The most recent approval for a side dormer was in 2008 for nos. 27 and 35. All of the approved side dormers in this section of Swain's Lane were therefore approved before the LDF was adopted in 2010 of which policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Moreover, in terms of respecting local character, paragraph 24.13 of policy DP24 states that "past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions".

Nos. 47 and 49 Swain's Lane are a pair of semi-detached properties which have a well-preserved, unaltered, symmetrical roofscape which significantly contributes to their attractive character and appearance. The addition of a side dormer at no.47 would unbalance this semi-detached pair and is not considered to neither preserve nor enhance the character and appearance of this part of the conservation area. The principle of a side dormer window in this location is therefore not considered to be acceptable.

In addition, by virtue of its scale and proportions, the proposed side dormer window is considered to be an unacceptably obtrusive and incongruous form of development which is disproportionately large, particularly because of the relatively shallow side roof pitch. Furthermore, the gap between the ridge and the top of the dormer is less than the 500mm (recommended in CPG 1). This results in an overly excessive and bulky roof extension which would not appear as a subordinate addition, thus harming the appearance of the host building and the composition of which it forms part. The side dormer window is therefore contrary to the design guidance of CPG 1 (Design) and policies DP24 and DP25 of the LDF and the application should be refused planning permission on this basis.

Rear dormer

The proposed rear dormer would not be visible from the public realm, and, although it would upset the unaltered rear roofslope, on balance, the principle is considered to be acceptable as it would have limited impact on the character and appearance of the conservation area.

The dormer would be clad in tiles to match the existing roofslope and the windows would align up with the first floor windows below. The dormer would be 3100mm below the ridge which would not comply with CPG 1 guidance. However, this is considered to be acceptable as the dormer is proportionate to the roofslope and does not appear as an incongruous design, particularly as the rear roof has a steeper pitch. Irrespective of the principle of the side dormer window, the proposed rear dormer window is considered to be acceptable.

Side extension

The side extension would be subordinate in scale to the existing house. It would be set back 5m from the front elevation of the house and so it would be set back approximately 12m from the road. The existing 2m high timber fence would also be retained which would limit the visibility of the extension. The curved side wall is a relatively contemporary feature; however given the limited visibility from the road and the variety of rear extension designs on this section of Swain's Lane, it is considered that the extension would not unduly impact upon the character and appearance of the host property and this part of the Holly Lodge Conservation Area. The extension would be finished in white render to match the existing with a large sliding door and fixed glass window to the rear which are considered to be acceptable.

The existing rear garden would be retained, as well as the front section of the side garden and so the level of outdoor amenity space would not be compromised. Irrespective of the principle of the side dormer window, the proposed side extension is considered to be acceptable.

Window replacements

The new windows on the side and rear would be timber framed and are considered to be acceptable alterations, irrespective of the principle of the side dormer.

Amenity

The side dormer would serve a staircase and so although there would be potential overlooking into the neighbouring dormer window at no.45 Swains Lane, this overlooking would be limited due to the use of the window. The rear dormer is set in from the boundary with no. 47 and so is unlikely to harm the amenity of the residential occupiers at no. 45 in term of loss of light or privacy.

Due to the location and size of the proposed extension on the side façade, it is considered that the proposal would be unlikely to harm the amenity of the residential occupiers at number 45 Swain's Lane in terms of light or loss of privacy. The proposed window replacements would not have any adverse impact on neighbouring amenity as no new openings are proposed.

Recommendation: Refuse planning permission