

Delegated Report	Analysis sheet	Expiry Date:	09/04/2014
	N/A / attached	Consultation Expiry Date:	07/03/2014

Officer	Application Number(s)
Obote Hope	2014/0988/P

Application Address	Drawing Numbers
11 Dunollie Road London NW5 2XN	Refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:

Proposal(s)
Erection of a rear dormer roof extension in associated with existing dwelling house.

Recommendation(s):	Refuse planning permission.
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Application Type:	Householder Planning Permission
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00
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Summary of consultation responses:	No response
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CAAC/Local groups* comments: <small>*Please Specify</small>	Non received at the time of this report
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Site Description

A 3-storey terraced building situated on the north side of Dunollie Rd. & located east of the junction with Lady Margaret Rd. & west of Montpelier Grove. Self - contained flats & single family dwellings are characteristic of the St.

The building is not listed. However, the property is located with the Kentish Town Conservation Area

Relevant History

None

Associated sites

8 Dunollie Road

2010/3076/P – PP for: Erection of a mansard-style roof extension with two dormer windows to front elevation and timber framed sash windows to rear elevation of dwelling house (Class C3). **Refused on 11/08/2010.**

15 Dunollie Road

No planning consent was granted for the dormer extension at 2nd floor level to the rear elevation of the existing two storey extension.

34 Countess Road

9400126 - PP for: Erection of an extension on top of 2-storey existing extension and conservatory extension at ground floor. Withdrawn 08/05/2003.

32 Countess Road

There is no planning consent granted for the dormer extension at 2nd floor level to the rear elevation of the existing two storey extension.

Relevant policies

Set out below are the LDF 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.

LDF Core Strategy and Development Policies

Core Strategies

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 (section 4 and 5)

CPG6 – Amenity

Kentish Town Conservation Area Statement 2011

Assessment

The application proposes the following:

- Erection of a rear dormer roof extension to the existing two storey extension

The principal considerations material to the determination of this application are summarised as follows:

- Design in regards to the impact and appearance of the host building

- Impact on residential amenity.

Design

Planning permission is sought for the erection of a rear dormer roof extension, on the rear roof slope at second floor level. The proposed dormer window measures approximately 2.0m in depth x 2.3m in width x 2.0m from floor to ceiling. The proposed extension would be constructed using vertical hung tiles to match the host building.

The application site forms part of a terrace of 11 properties with unaltered sloping roofs. There is an existing rear dormer extension erected on the rear elevation at no 15 Dunollie Road. However, there is no evidence of planning permission being granted for this. Therefore, roofs in the terrace to the rear of the properties on the north side of street remain relatively unchanged. Furthermore, there are other examples of dormer windows that have been erected to the terrace to the rear of the site on the rear 2 storey extensions at 32 & 34 Countess Road, but there is no record of any planning consents at these properties.

CPG 1 (P36 p 5.8) emphasises that roof alterations are likely to be unacceptable where:

- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level and;
- Where the scale and proportions of the building would be overwhelmed by additional extension

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

The Kentish Town Conservation Area stipulates "*The creation of additional units in the roof will not normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area*". The propose application is not for the purpose of creating an additional unit. However, the principle of creation additional space would not preserve and enhance the proposed roofslope to the rear elevation of the host building.

The view from the rear gardens is very visible due to the orientation of these terrace properties, and as such, the run in the roof formation are fully appreciated. The extension would also be visible from the private views from neighbouring gardens and and some of the properties along Countess Road.

It is considered that a roof extension of this nature would be fully visible in long and short views. The visual impact of a dormer extension on top of the existing 2 storey extension is an unacceptable addition as the 2 storey additions to the rear of the properties are distinctive feature. The extension would fundamentally alter the roof form, would disrupt the symmetry with the adjoining property and would have a detrimental impact on the character and appearance of the host building and the wider conservation area.

It is considered that the roof extension would impact the character and appearance of the host building due to its proposed location, to the detriment of the character and appearance of the conservation area. The proposal is therefore considered unacceptable in design terms, contrary to policies DP24, DP25 and CS14 of the LDF, CPG1 and the conservation area appraisal.

Neighbour amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree.

The proposed roof extension would not result in an additional level of overlooking from the rear of the building at roof level. Given the presence of windows on the upper floors. Notwithstanding, if account is taken with the distance of the windows from adjacent properties the proposal would not have a detrimental impact on the levels of overlooking or levels of privacy in comparison to the existing situation.

Conclusion:

The proposed rear dormer, by reason of the addition bulk to the existing 2 storey extension, positioning and relationship with the existing roof form would harm the appearance of the host building, disrupt its symmetry with the adjoining terrace properties and would unacceptably altar the private views from neighbouring gardens. The proposal therefore fails to preserve and enhance the character and appearance of the Kentish Town Conservation Area. This is contrary to to policies CS5 (Managing the impact of growth and development) and 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.

Recommendation

Refuse planning permission.