

Delegated Report		Analysis sheet		Expiry Date:		07/08/2014	
		N/A		Consultation Expiry Date:		31/07/2014	
Officer				Application Number(s)			
Alex McDougall				2014/3945/P			
Application Address				Drawing Numbers			
1 Lymington Road London NW6 1HX				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of upper mansard slope front and rear dormer roof extensions to provide 2 additional bedrooms to Flat 14.							
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	58	No. of responses No. electronic	03 02	No. of objections	03
Summary of consultation responses:		<p>Site Notice 04/07/14 – 25/07/14. Press Notice: 10/07/14 – 31/07/14.</p> <p>Letters of objection were received from No. 9 Lymington Road, No. 4 Fawley Road and an unidentified property.</p> <ul style="list-style-type: none"> • <i>Principle</i> – Overdevelopment of the site and sets a bad precedent (Officer Comment: Agreed, based on design and standard of accommodation. See relevant section below for more information). • <i>Design</i> – Unacceptable impact on the appearance of the building (Officer Comment: Agreed. See Design section below for more information). • <i>Amenity</i> – Unacceptable noise impacts on adjoining and nearby properties (Officer Comment: See Amenity section below for more information). • <i>Waste</i> – Excessive generation of waste with insufficient room in front garden (Officer Comment: The proposal would result in negligible additional waste and as such is not considered to be reason to refuse the application). 					

West End Green CAAC:	No response received.
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Site Description

The application site is located on the north side of Lymington Road close to its junction with West End Lane within the West End Green Conservation Area. The site is occupied by a three storey semi-detached residential property. The property is in use as flats.

According to the West End Green Conservation Area, the red brick semi-detached houses in Lymington Road are considered to set examples of unspoiled late Victorian properties displaying considerable variety in detail and design which set those properties apart from more traditional uniform developments in the area and as such make a positive contribution to the character of the conservation area.

Relevant History

1 Lymington Road (application site)

2014/1688/P: Erection of front, side and rear dormer roof extensions to create a self-contained studio flat at third floor level. Withdrawn by Applicant 19/05/2014.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP9 Student housing, bedsits and other housing with shared facilities

DP16 The transport implications of development

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design (Sections 1, 2, 3, 4, & 5)

CPG2 Housing (Sections 1 & 4)

CPG3 Sustainability (Sections 1 & 4)

CPG6 Amenity (Sections 1, 4, 6, & 7)

West End Green Conservation Area Appraisal and Management Strategy 2011

Assessment

Proposal

The proposal is detailed as follows:

- Erection of a front roof dormer on upper slope of mansard with dimensions 2.4m (W) x 2.2m (H) x 3.4m (D).
- Erection of a rear roof dormer on upper slope of mansard with dimensions 3.4m (W) x 2.2m (H) x 3.4m (D).
- Conversion of the loft space for use as two additional bedrooms for an existing flat on the second floor.

Principle

Alterations and additions are considered to be acceptable in principle subject to an assessment on the following grounds:

- Design
- Neighbouring Amenity
- Standard of Accommodation
- Transportation

Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. 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; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area. Paragraph 25.2 states that the character of conservation areas derive from a combination of a number of factors including scale, density, pattern of development landscape, topography, open space, materials, architectural detailing and uses. These policies are supplemented by CPG1 'Design' and the West End Green CAAMS.

The proposal is considered to have an unacceptable impact on the appearance of the building, not preserve or enhance the character of the conservation area and thus be unacceptable for the following reasons:

- Camden Planning Guidance 1 states that dormer windows should be confined to the lower slope of mansard roof extensions. Such dormers already exist on the lower slopes of the roof.
- The area is not characterised by roof extensions at this level and as such there is no precedent for the proposal.
- The proposed dormers are not in keeping with the scale and proportion of the building. It is considered that the roof would be overwhelmed by additional dormers.
- The proposal would unbalance a pair of semi-detached dwellings which are listed as positive

contributors to the character of the conservation area.

- Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. In this case the proposal is considered to be of a poor design that detracts from the quality of the area.

Please note that the staircase proposed between the second and third floors do not correlate on the relevant drawings. If approval were to be recommended, revised drawings would be required.

Amenity

Development policy DP26 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration.

The proposal is not considered to have an unacceptable impact on the amenity of any adjoining or nearby properties for the following reasons:

- The proposed dormers are not located in close proximity to any windows on the site or adjoining and nearby properties and as such are not considered to result in an unacceptable sense of enclosure or loss of outlook.
- The proposed windows are not located in direct view, or close proximity to any windows on the site or adjoining and nearby properties and as such are not considered to result in any unacceptable privacy impacts.
- Due to the orientation of the site the proposed dormers are not considered to result in unacceptable loss of light to any adjoining or nearby properties, or any units within the subject building.
- The proposed residential use is not considered to result in unacceptable noise or vibration to adjoining properties.

Standard of Accommodation

Policies CS6 and DP26 seek to secure the provision of quality homes that provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, and amenity space.

The proposal is not considered to provide an acceptable standard of accommodation for the following reasons:

- London Plan Housing SPG p5.4.1 states that the minimum floor to ceiling height in habitable rooms should be 2.5m between finished floor level and finished ceiling level. Camden Planning Guidance 2 states that attics should have a minimum floor to ceiling height of at least 2.3m. Ceiling heights are an important element in the design of a dwelling. They can positively impact on how spacious, light and comfortable the dwelling is. High ceilings can improve the amount and quality of natural light and ventilation and provide flexibility in the use of a room. The proposed rooms would have a floor to ceiling height of 2.0m and as such are not considered to adequately achieve the above objectives.
- London Plan Housing SPG p4.5.1 states that single bedrooms should be at least 7.5sqm. The proposal includes a single bedroom of only 6.4sqm. This is considered to be insufficient space to comfortably locate a single bed and as such is not considered to be appropriate.

Conclusion

In view of the assessment above, the proposed development is considered to be contrary to policies CS5, CS6, CS14, DP24, DP25 and DP26 of Camden's LDF.

Recommendation

Refuse planning permission.