

13B Primrose Hill Gardens





Existing dormer





Outlook from the site looking at number 11



Number 9 dormer extension

Delegated Report		Analysis sheet		Expiry Date:		16/07/2014	
(Members Briefing)		N/A		Consultation Expiry Date:		26/06/2014	
Officer				Application Number(s)			
Obote Hope				2014/3419/P			
Application Address				Drawing Numbers			
13B Primrose Gardens London NW3 4UJ				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
The erection of a full width dormer roof extension with terrace, the installation of a rooflight to the rear flat roof, following the demolition of existing dormer and terrace to the rear elevation.							
Recommendation(s):		Grant Conditional Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:	No. notified	26	No. of responses	01	No. of objections	01	
			No. electronic	00			
Summary of consultation responses:	Press notice: 05/06/2014 – 29/06/2014 Site notice: 04/06/2014 – 21/06/2014						
CAAC/Local groups comments:	Belsize CAAC – Object to the proposed full width extension as it is too large and dominant and the terrace should be set back by from the edge of the roof by at least a metre. Officer comment: Please see assessment below specifically paragraph 1.7 to 1.9 below.						

Site Description

The site is a 4 storey terrace property (with lower ground and attic level) on the south side of Primrose Gardens. The property is sub-divided into flats. The proposed works relates to the third floor flat.

The site falls within the Belsize Park Conservation Area and is identified as a positive contributor but is not Listed.

Relevant History

No relevant planning at application site

Relevant applications at adjoining properties

9 Primrose Gardens

2011/3661/P - Enlargement of rear roof level terrace and enclosure with railings, installation of spiral staircase from terrace to main roof of building and installation of railings to the rear of the main roof terrace all in connection with existing dwelling (Class C3). *Refused 20/09/2011. **Appeal allowed** on 6/08/2013 under ref: APP/X5210/C/13/2190489*

2011/5277/P - Enlargement of rear roof level terrace including extension of railings and installation of access ladder from terrace to main roof (for maintenance purposes only) of existing dwelling (Class C3). **Approved** 14/12/2011

11 Primrose Gardens

2013/4451/P - Extension of third floor rear balcony, following partial removal of existing pitched roof, replacement of balustrades and ladder stair with a spiral stair to existing upper level roof terrace and installation of three rooflights on the front roofslope, all in connection with existing top floor flat (Class C3). **Granted** 01/10/2013

Relevant policies

National Planning Policy Framework 2012

The London Plan (2011)

LDF Core Strategy (2010)

CS1 Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2010)

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

CPG6: Amenity

Belsize Conservation Area Statement 2002

Assessment

1.0 Proposal:

1.1 Planning permission is sought for the demolition of the existing rear dormer roof extension and the erection of a full width rear extension at third floor level. The installation of new sliding doors and new rooflight to north elevation.

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

- 1) Design in regards to the impact and appearance of the host building
- 2) Impact on residential amenity

2.0 Design

2.1 The application site forms part of a terrace of 29 properties and eighty five percent of which have dormer roof extensions to the rear.

2.2 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

2.3 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.

2.4 The proposed dormer roof extension has been revised in order to maintain some element of uniformity. The proposal relates to the demolition of the existing dormer window which measures approximately 3.2m in width x 2.1m height x 4.2m in depth and the existing terrace measures approximately 5.5m in width x 2.2m in depth.

2.5 The proposed dormer extension would measure approximately 4.0m in depth, between 10m – 9.6m in width due to the existing chimney breast and approximately 2.0m in height. CPG 1 stipulates that dormer roof extensions should be set back by a minimum of 0.5m from the eaves, ridge and side of the roof and that new dormer extension should not be full width CPG 1 further "*states that in number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below*".

2.6 However, in light of previous full width dormer extension that was granted consent at 11 and 9 Primrose Gardens the latter was on appeal, it is considered that the proposed dormer extension would not meet the planning guidance as stipulated in CPG 1, partly due to the existing design and in the case of recent consent that were granted for the neighbouring properties. The loss in terms of the size and bulk to the rear elevation of the proposed dormer would not be so significant as to warrant refusal. Furthermore, when viewed in context, it is considered that the proposal would introduce an element of harmony with 9 and 11 Primrose Gardens which does not currently exist.

2.7 The proposed railings and glazed balustrade at upper roof level would not be visible from the public realm given that they are set between the existing chimney breasts and are at high level the proposed roof terrace would not contribute further to any new overlooking issues.

2.8 The proposed rooflight on the rear north elevation would be conservation grade and installed on the upper roof slope above the existing staircase given its location at high level, they would not be dominant features on the host building, nor would they be widely visible from the wider conservation area.

3.0 Residential amenity

3.1 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.

3.2 With regard to neighbouring occupiers, given the existing context at the application site it is considered that the proposed dormer extension when implemented would lead to any significant loss of daylight/sunlight, outlook nor create any overlooking opportunities or cause undue noise and disturbance. Dormer windows and terraces are characteristic features of the rear along the large group of terrace properties. Therefore, no unacceptable loss of privacy would occur. And as such, would be compliant to DP26 and CS5 of the LDF.

Recommendation: Grant Conditional Permission

DISCLAIMER

Decision route to be decided by nominated members on *Monday August 21st, 2014*. For further information please go to www.camden.gov.uk and search for 'members briefing'

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Application Ref: **2014/3419/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 2555

11 August 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**13B Primrose Gardens
London
NW3 4UJ**

DECISION

Proposal:

The erection of a full width rear dormer roof extension with terrace, the installation of a rooflight to the rear flat roof, following the demolition of existing dormer and terrace to the rear elevation.

Drawing Nos: 01, 02, 04, 05, 06, 08C, 09A, 11C.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 01, 02, 04, 05, 06, 08C, 09A, 11C.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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