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| Delegated Report | | Analysis sheet | | Expiry Date: | | 13/10/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 19/09/2014 | |
| Officer | | | | Application Number(s) | | | |
| Nanayaa Ampoma | | | | 2014/5025/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 24 Goldhurst Terrace London NW6 3HU | | | | See Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of rear dormer, 3x rooflights and alterations to existing rear windows, in association with expansion of top floor flat | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | No. notified | 29 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | A Site Notice was displayed at the property for a period of 21 days between 27/08/2014 to 18/09/2014. Adjoining neighbours were also notified. No neighbour comments have been received. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | No comments have been received. | | | | | |

Site Description

The application site relates to a three storey residential dwelling which appears to have been part of a large housing development on the road. It is not clear when the properties were built, however they are believed to date back to the Victorian period. The property is finished in exposed redbrick and white painted window and door frames as well as a mansard roof finished in slate. In its original form, it is believed that the property was development as a large single family dwelling house but was later converted into flats.

The site falls within the South Hampstead Conservation Area. This was previously known as the Swiss Cottage Conservation Area until February 2011 when the name was changed to reflect the change in the spatial and historic relationship with Hampstead. The property is also the subject of an Article 4 Directive placed on it in September 2010. The Directive restricts alterations to the property's front, side and in some cases, rear elevation without planning permission.

Relevant History

PWX0103159 - The erection of a dormer window in the rear roofslope of the property and the installation of two new velux rooflights in the front roofslope in association with the conversion of the loftspace into additional habitable accommodation for the existing top flat. As shown on drawing no. GOLT-243A, 245A, 249B, GT/01-4, 05A, 06. - **Grant on 15-02-2002.** *This was never implemented.*

Relevant policies

National Planning Policy Framework (2012)

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage
CS19 Delivering and monitoring the Core Strategy

Development Policies (2010)

DP24 Securing High Quality Design
DP25 Conserving Camden's Heritage
DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance 1 Design
Camden Planning Guidance 6 Amenity

South Hampstead Conservation Area Statement

Assessment

Proposal

- 1.1 The application seeks permission for the conversion of the second floor and roof area into a three bedroom flat, the creation of dormer to the rear roofslope and the installation of 3x rooflights to front roofslope. As well as the alteration of two windows to the rear elevation by repositioning them so that they are higher.
- 1.2 The proposed dormer would project from the current roofline by 3.7 metres at its longest. It would have a width of 3.2 metres and a height of 2.2 metres. There will be no increase in the property's current ridge height and the proposed dormer would be set back from the edge of the roof by 0.8 metres. The additional space would allow for the creation of a large bedroom measuring 28m² and a bathroom measuring 6m² for the new unit.

Amendments

- 2.1 The initial submission was for the erection of a rear dormer extension to create 1 x one bedroom flat with 3x rooflights to front roofslope. As well as the alteration of two windows to the rear elevation. Officers were concerned that the proposed dormer was too large and it was reduced in size

Current Development

Design

- 3.1 Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, sitting, context, form and scale to the existing building and the general area.
- 3.2 Policies CS5 (Core Strategy) and DP25 (Development Policies) states that the Council will only give permission to developments in Conservation Areas if they preserve or enhance the character and appearance of the area.
- 3.3 Supplementary design contained within guidance CPG 1(design) and CPG 2(housing) are also relevant here. CPG 1 states that roof alterations or additions are likely to be unacceptable if they would have an adverse impact on the skyline, the appearance of the building or the surrounding street scene. This includes:
 - Those developments in an unbroken roof line that are largely unimpaired by alterations or extensions
 - Buildings or terraces which already have an additional storey or mansard;
 - Buildings designed as a complete architectural composition and the proposed development would undermine the style or roof level. Goldhurst Terrace, especially to the west of the road (towards Prior Road) has a very distinctive mansard roof design that is repeated in the row of buildings.
 - Where the scale and proportions of the building would be overwhelmed by an additional roof extension.
- 3.4 CPG 2 sets out the required space standards for new residential units of this kind. It requires that all new living spaces have a ceiling height of 2.3m.

- 3.5 The current proposal is able to meet all the space standard requirements as set out under CPG 2. In addition, the proposed dormer creates a volume of 13cubic metres. The proposed design of the amended rear dormer is considered to be acceptable. It would not span the full width of the rear elevation, instead is set in at all sides. The dormer was amended during the assessment and the reduced dormer is more subordinate, acceptable bulk, relates better to the property and does not dominate the skyline or the host property.
- 3.6 There is an existing dormer at no.26 that was given permission in 4/3/1987 before the area was designated as a conservation area and which is overly large, dominating the host property and does not serve as an acceptable design precedent for the conservation of the area. What is being proposed under this application is much more in keeping with the area and the current policy framework and is therefore acceptable in design terms.

Amenity

- 4.1 Under planning guidance CPG 6 which focuses on amenity, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.
- 4.2 However given the size and design of the proposed development and its proposed use, officers are of the opinion that the proposed dormer would have no significantly harmful impact on the amenity of existing neighbouring properties in terms of noise, loss of light or privacy.

RECOMMENDATION: APPROVE APPLICATION SUBJECT TO CONDITIONS