

Date: 17/10/2014  
Our ref: 2014/5467/PRE  
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**Advice and Consultation Team  
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Dear Mr Hur,

**Town and Country Planning Act 1990 (as amended)**  
**Re:** Flat D, 66 Goldhurst Terrace, London, NW6 3HT

Thank you for your enquiry received on the 21st of August 2014 for written pre-application advice on the following proposal.

**Proposal:** Dormer extension at rear and rooflights to existing roof at Flat D.

**Site description and proposal:**

The subject site relates to a three and a half storey terraced building, which is located on Goldhurst Terrace in South Hampstead Conservation Area. The building is finished in red stock brick and has a small existing rear dormer. At the rear, the neighbouring properties have a variety of existing dormer shapes, sizes and finishes.

It is proposed to form a large rear dormer within the roofspace of the property, as well as two rooflights at the rear and one at the front. Two options have been proposed for the dormer. The first would measure 5.5m in width by 2.9m in height by 4.3m in depth. This would extend down to eaves level and cover most of the roof; however it would be stepped in slightly from the sides of the roof and the chimney. The second option is for a dormer of the same height and depth, but extending along the entire roof space and also down to the eaves. The dormer would be finished in vertical slate tiles and lead flashing.

**Relevant policies and guidance:**

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 2011:

CPG 1 – Design

CPG 6 – Amenity

South Hampstead Conservation Area Appraisal and Management Strategy (September 2005)

**Assessment:**

The main issues for consideration are:

- 1) The design and the impact of the proposal on the character and the appearance of the host building and the surrounding Conservation Area; and
- 2) The impact of the proposal on the amenity of the surrounding occupiers.

**Design:**

Development Policy DP24 seeks development of the highest standards of design. In order for the character of the Conservation Area to be maintained, DP25 states that only development that preserves and enhances the character and the appearance of the area, should be permitted. Camden Planning Guidance (CPG1) sets out the general principles and guidance for roof alterations and states that the addition of dormers should be sensitive and should maintain the overall structure of the existing roof form.

In terms of design, the proposed dormer would conflict with the Council's current policies and guidance. The dormer (both options) would over-dominate the roofspace, which would have a negative impact on the rear elevation of the host building and the Conservation Area.

Page 42 of CPG 1 sets out the current guidance for appropriate dormer developments and requires dormers to be located 0.5m from any roof edge, as a minimum. As such; the proposed dormer would be unacceptable in its current design and form.

It was noted on-site that several large dormers have been approved and formed in the past in the vicinity of the application site. The suitability of these was discussed with the applicant and the agent and I would confirm that many of these dormers pre-date Camden Council's current planning guidance. Specifically, the dormers which have been formed at 28 and 36 Fairhazel Road, on which this proposal appears to be based, were approved in 1983 and 1985 respectively. The Council's current planning guidance was adopted in 2011, which states on paragraph 5.13 that the presence of unsuitably designed dormers at neighbouring properties will not serve as precedent for future development of the same kind. The dormer which was approved most recently at 60 Goldhurst Terrace (2006/0134/P) should be used as an appropriate example for dormer extensions in the area.

The proposed rooflights, at the front and the rear, are acceptable in principle and should be conservation area style and flush with the roof plane.

**Amenity:**

DP26 states that factors to consider in managing the impact of the development on the surrounding neighbours being: visual privacy and overlooking, overshadowing and outlook and sunlight, daylight and artificial light levels. CPG6 states that the Council should seek to minimise the impact of the loss of daylight and overshadowing, protect privacy and avoid overlooking and impacting negatively on the neighbours' outlook.

It is not considered that the proposed dormer and rooflights would impact negatively on any of the issued associated with residential amenity of the surrounding neighbours, which are set out above.

**Recommendation**

Having given consideration to the above assessment, I would not encourage a planning application to be submitted for the proposed development in its current form, due to the negative impact it would impose on the host building and the Conservation Area in terms of design.

The proposal should be redesigned, taking into account the advice on dormer extensions, set out in paragraphs 5.6 – 5.13 of CPG1. The dormer should be substantially reduced in size and consideration should be given to matching the fenestration and finish of the dormer windows with the windows on the lower floors of the building. The dormer sides and cheeks should be finished in either slates or lead to match the finish of the roof of the host building.

**Please note the above information represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 3844.

Yours sincerely,

Katrine Dean  
Planning Officer

Advice and Consultation Team