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| Delegated Report | | Analysis sheet | Expiry Date: | 20/11/2014 |
| | | N/A | Consultation Expiry Date: | 29/10/2014 |
| Officer | | | Application Number(s) | |
| Obote Hope | | | 2014/6097/P | |
| Application Address | | | Drawing Numbers | |
| 1 Glenilla Road London NW3 4AJ | | | Refer to decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| The erection of an additional dormer roof extension to the rear elevation. | | | | |
| Recommendation(s): | Refuse Planning Consent | | | |
| Application Type: | Householder Application | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | <p> Advertised: 10/10/2014, expiry: 26/11/2014 Site notice: 08/10/2014, expiry: 29/10/2014 </p> <p> Objection was received from 11 Glenilla Road are as follows: </p> <ul style="list-style-type: none"> • When the works would start and how long would it last • Noise from the plant equipment, Is there going to be weekend work and the starting time in the morning and afternoons • Loss of light <p> Objection was received from 34 Belsize Avenue as follow: </p> <ul style="list-style-type: none"> • Unacceptable that the works proposed is made circa a year after the dormer extension was approved • Noise during the construction • The works to the rear dormer begun a month ago, clearly with permission <p> Objection was received from 36 Belsize Avenue as follow: </p> <ul style="list-style-type: none"> • The proposed extension would completely change the profile of the building • Loss of privacy | | | | | |
| CAAC/Local groups comments: | No comment received from Belsize Park CAACs at the time of this report: | | | | | |

Site Description

The property is located on the northern side of Glenilla Road, in the Belsize Park Conservation Area. The dwelling is an end-terrace dwelling, which is three-storey in height and features a double mansard roof.

Relevant History

2013/5538/P planning permission for: Erection of single storey rear extension, installation of new windows throughout and 6 skylights at roof level and enlargement of existing basement including addition of front & rear lightwells. **Granted** 07/03/2013.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies:

DP20 (Movement of goods and materials)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2013

CPG1: Design (section 4 and 5)

CPG6: Amenity

Belsize Park Conservation Area Statement 2002

Assessment

1.0 The application proposes the erection of a rear dormer roof extension to the existing dwellinghouse.

1.1 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 and the Belsize Park Conservation Area
- Impact on residential amenity.

2.0 Design

2.1 Planning permission is sought for the erection of a rear dormer roof extension, on the rear roof slope. The proposed dormer window would replace the existing three rooflights that were approved planning consent in 2013. The proposed dormer would be located approximately 0.8m between the existing dormer window and the eaves and would measure approximately 2.0m in depth x 3.0 in width x 2.6m from floor to ceiling. The proposed extension would be constructed using lead roof and cheeks.

2.2 The proposed dormer would sit awkwardly within the roof ridge due to its inappropriate design. In terms of its size and bulk the proposed dormer would have a detrimental impact to the Belsize Park Conservation area. Furthermore, the conservation area stipulates roof extension can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. Especially at high level with development such as the addition of overly large dormer that is inappropriately proportioned (Page 39).

2.3 There is an existing rear dormer extension erected on the rear of the host building. However, there is no evidence of planning permission being granted for this. Furthermore, the roofs of the terrace properties facing the east elevation all consist of reasonable size dormers and the street remains relatively uniformed in regards to the roof of the neighbouring properties.

2.4 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

2.5 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 this planning application: development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. Which, this application lacks. Notwithstanding, 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.

2.6 The Belsize Park 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.

2.7 The proposed additional dormer would be poorly positioned addition that would undermine the architectural style of the host building in terms of the scale and proportion. Notwithstanding, the detrimental impact of the proposal on the conservation area due to its visual impact within the private views to the rear and public view from Tudor Close that would established an unwelcomed precedent. Therefore, would be unacceptable addition and would be considered as overdevelopment when analysing the character of the area.

2.8 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.

2.9 The roof extension would have a detrimental impact the character and appearance of the host building due to its proposed location, and as such, diminish 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.

3.0 Neighbour 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 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 existing dormer extension towards the roof eaves 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.

4.0 Conclusion:

4.1 The proposed rear dormer, by reason of the scale and bulk along the roof ridge and its positioning in relationship with the existing roof form would be an incongruous addition that would harm the appearance of the host building, disrupt its symmetry with the adjoining terrace properties and would unacceptably alter the private and public views from the public domain and the neighbouring gardens. The proposal therefore fails to preserve and enhance the character and appearance of the Belsize Park Conservation Area, and the proposed extension would set an unwelcomed precedent. This is contrary 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.

5.0 Recommendation

Refuse planning permission.