

Delegated Report		Analysis sheet	Expiry Date:	14/02/2014
		N/A	Consultation Expiry Date:	30/01/2014
Officer			Application Number	
Aysegul Olcar-Chamberlin			2013/7950/P	
Application Address			Drawing Numbers	
Second Floor Flat 122 Goldhurst Terrace London NW6 3HR			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Erection of rear dormer window, installation of new doors at roof level in association with creation of rear roof terrace, insertion of one rooflights to front roofslope, two rooflights to side roofslope and two skylights to crown roof top, and replacement of existing windows of second floor flat.				
Recommendation:	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	16	No. of responses	02	No. of objections	02
			No. electronic	02		

Summary of consultation responses:	<p>A site notice was displayed from 27/12/2013 to 17/01/2014. A press notice was advertised on 09/01/2014.</p> <p>The occupiers of the two neighbouring properties objected to the proposal. In summary, they raised the following concerns.</p> <ul style="list-style-type: none"> • The proposed rear dormer and the roof terrace would be inconsistent with paragraphs 5.8 and 5.11 of CPG1 which states that dormers will not be acceptable where groups of buildings are unimpaired by alterations and extensions. Paragraph 5.13 of CPG1 also states that unsuitably designed dormers in neighbouring properties will not be used as a precedent. • The roofscape between 116 and 124 Goldhurst Terrace is unspoiled. • The proposed roof extension would be unsympathetic to the character of the building and as the proposed dormer windows appears wide and bulky and are not subordinate to the windows below or small in relation to the roof surface. The proposed doors to the terrace extend well beyond the width of the windows below.
---	--

CAAC/Local groups comments:	There is no CAAC for the South Hampstead Conservation Area.
------------------------------------	---

Site Description

The application site is a three-storey mid-terrace property located on the western side of Goldhurst Terrace in the South Hampstead Conservation Area. The Conservation Area Appraisal and Management Strategy identifies the property as making a positive contribution to the character and appearance of the conservation area. The property has been divided into flats and this application relates to the second floor flat.

Relevant History

Application property:

2013/6101/P – Planning application was withdrawn on 18/11/2013 for the rear dormer roof extension, installation of two rooflights to front roofslope and three rooflights to crown top, and replacement of front and rear windows to residential flat (Class C3).

28871 – Planning permission was granted on 30/11/1979 for the change of use, and works of conversion, of the first and second floors to 2 self-contained flats, and the formation of a means of access to the highway to facilitate forecourt parking for one car.

30973 – Planning permission was granted on 30/10/1980 for the conversion of the roof space including extensions and alterations to roof profile to provide a self-contained flat. This permission has not been implemented and expired.

110 Goldhurst Terrace:

36081 – Planning permission was granted on 01/09/1983 for the alterations including the formation of a rear dormer window in the roof space to provide additional accommodation for use in association with the residential unit on the floor below.

112 Goldhurst Terrace:

20159 – Planning permission was granted on 06/04/1972 for the formation of an additional room in the roof with dormer windows at the rear in connection with the conversion into 3 self-contained flats and 1 maisonette.

120 Goldhurst Terrace:

9100822- Planning permission was granted on 12/03/1992 for the extension of existing flat into the roofspace to provide one additional bedroom together with the installation of recessed rear roof terrace at second floor level and installation of rooflights to front roof elevation

126 Goldhurst Terrace:

2012/3131/P - Certificate of lawfulness was granted on 15/08/2012 for the retention of the existing two dormer windows, one with inset roof terrace, on rear roofslope, to existing second floor flat (Class C3).

128 Goldhurst Terrace:

2011/2709/P – Planning permission was granted on 14/09/2011 for the change of use from 3-bedroom flat to 1 x 2-bedroom and 1 x 3-bedroom on upper floors (Class C3) including installation of dormer window and inset roof terrace on rear roofslope and rooflights on front roofslope.

130 Goldhurst Terrace:

2004/4480/P – Planning permission was granted on 06/12/2004 for the loft conversion to provide additional floorspace to upper floor flat, including installation of dormer window and separate inset roof terrace at rear, and installation of 3 roof lights to front and side.

132 Goldhurst Terrace:

9200035 – Planning permission was granted on 26/08/1993 for the erection of a rear dormer window within the existing rear roofslope in connection with the provision of an additional habitable room for the existing maisonette.

Relevant policies

The National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

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) 2013

South Hampstead Conservation Area Appraisal and Management Strategy 2011

Assessment

Proposal

This is a resubmission of the withdrawn scheme (ref: 2013/6101/P). The main difference between the withdrawn scheme and the current scheme is that instead of one wide dormer window one small dormer and a recessed roof terrace on the rear roof profile is proposed. Following the officer's concerns one of the proposed rooflights on the front roof profile was also omitted from the proposal.

The proposed rear dormer window would have a height of 1.5m and a width of 1.6m. It would be 0.8m above the eaves and 0.5m below the ridge.

The proposed recessed roof terrace would be 0.5m below the ridge and approximately 1m above the eaves and would be 3m wide. It would be accessed via new sliding folding doors.

The proposed rooflights would flush with the roof profile.

The existing single glazed timber windows would be replaced with like for like double glazed timber windows at second floor level.

Design and Impact on Conservation Area

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas.

The conservation area management strategy notes the strong pressures for alterations and extensions to existing properties, including roof extensions, in the surrounding area. In terms of roof extensions and alterations CPG1 states they are likely to be acceptable where there is an established form of roof addition or alteration to a terrace of group of similar buildings. CPG1 also gives more detailed advice on the design and size of the rear dormers and roof terraces.

The roof profiles of many of the properties in this terrace have been significantly altered by various dormer extensions and roof terraces. Some of the dormer windows and roof terraces are excessive in size. A rear dormer and a roof terrace are considered to be acceptable in principle provided that they are designed in accordance with the guidance in CPG1.

The proposed rear dormer would be constructed in traditional materials matching to the original roof and designed and sited in accordance with CPG1. The proposed roof terrace would be within the existing roof profile behind a roof apron which is left in accordance with the CPG1 (see figure 7 on page 42). The height, bulk and design of the proposed roof terrace and rear dormer window would be more sympathetic to the host building than some of the existing ones at the rest of the terrace. Cumulatively the proposed rear dormer window and roof terrace are considered to be subordinate alterations to the roof profile of the host building and would be in keeping with the established development pattern.

The proposed conservation style rooflights to the front and side roof planes would respect the integrity of the property and would not change the roof profile significantly. The proposed skylights to the crown roof top would not affect the elevations of the building and would not be visible from the public

views.

The proposed alterations to the roof would relate sensitively to the architectural integrity of the building and would not harm the character and appearance of the conservation area.

Amenity

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. Given the relationship with the neighbouring properties there would be no adverse impact on the amenity of the nearby residential properties in terms of loss of daylight/sunlight, outlook or privacy.

The proposals result in modest additional bulk at roof level that would not unacceptably overshadow neighbouring properties or result in an unacceptable overbearing or enclosing impact.

Others

The proposal is not liable for MoL's CIL as it would add less than 100sqm floorspace to the existing flat.

Conclusion

The proposal is considered not to harm the character and appearance of the existing building and the conservation area. The proposal would also not cause undue harm to the residential amenity of neighbouring occupiers and is considered to be acceptable.

Recommendation: Grant conditional permission.