

Delegated Report		Analysis sheet		Expiry Date:	25/05/2015
		N/A / attached		Consultation Expiry Date:	21/05/2015
Officer			Application Number(s)		
Carlos Martin			2015/1849/P		
Application Address			Drawing Numbers		
1 & 9 Princess Road London NW1 8JN			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a hip to gable extension and rear dormer and installation of 2x front rooflights at each end-of-terrace property (Nos. 1 & 9).					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	115	No. of responses	07	No. of objections	06
			No. electronic	05		
Summary of consultation responses:	<p>Press notice published from 30/04/2015 to 21/05/2015. Site location plan displayed from 29/04/2015 to 20/04/2015.</p> <p>1 comment and 6 objections received from the following addresses: 9 St Mark's Square; 4, 5 & 10 Princess Road; and 36A Regents Park Road.</p> <p>Detrimental impact on the character and appearance of the conservation area and potential impact on loss of light to neighbours are the main grounds of objection. In addition, a question regarding the capacity of the applicant to submit an application for site he does not own has been raised. It should therefore be clarified that anyone can submit an application for any site. The only requirement is to notify anyone with an interest on the land before submission.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC: Objects.</p> <p><i>The application goes against recent and established policies and policy guidance: it fails to preserve or enhance the character and appearance of the conservation area.</i></p>					

Site Description

The application site relates to a terrace of 5 three-storey properties located on the west side of Princess Road, within the Primrose Hill Conservation Area. The proposed alterations affect the properties at either end, at nos. 1 and 9.

Relevant History

1 Princess Road

2013/6893/P: pp granted for replacement of a rear window with a door in connection with lower ground floor flat.

9 Princess Road

PE9900488: pp granted for the erection of a single storey rear extension to property and enlargement of glass paving to front of property. 27/09/1999

PEX0200747: pp granted for the erection of a single storey extension at rear basement level, the provision of a roof terrace at rear ground floor and alterations to the front basement area for the existing self-contained flat. 21/01/2003

2007/1178/P: pp granted for erection of a rear extension at lower ground floor level, alterations to basement vaults and insertion of new glazing above to basement flat.

2008/4561/P: pp granted for revisions to planning permission granted 29/05/07 (2007/1178/P) for the erection of a rear extension at lower ground floor level, alterations to basement vaults and the installation of glazing over a lightwell to the front namely, to alter roof of rear extension including incorporation of rooflight.

Other sites within the terrace

2015/2208/P: Loft conversion with rear roof dormer and two dormer windows in front elevation of no. 3 Princess Road. Currently under consideration.

Relevant policies

NPPF 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

CPG1 (design) 2013

CPG6 (amenity) 2011

Primrose Hill Conservation Area Statement 2000

Assessment

Proposal

1. Planning permission is sought for the erection of a hip to gable extension and a rear dormer and the installation of 2x front rooflights at nos. 1 and 9, the end properties of this short terrace. Both extensions are almost identical featuring conservation type rooflights and rear dormers incorporating 4 timber sash windows each. The extensions would be built with brickwork to match.

Planning considerations

2. The main planning considerations are considered to be:-
 - i) the impact of the proposal on the character of the building and the conservation area; and
 - ii) the impact of the proposal on the amenity of neighbouring properties;

Design and conservation

- 3 The proposal would result in the alteration to the roofs profiles. They are currently hipped and would be altered to a gable end roof profile. This would be achieved by extending the ridge of the roofs in line with the side elevation of the property and building up a brick gable end wall. The alterations would significantly change the integrity of the existing roof form introducing an incongruous feature that is considered harmful to the architectural style of the buildings. When viewing the properties from the street the alterations at no. 9 would be visible from longer views within the street. This is considered harmful not only to the character of the host buildings, but also to the character of the street as a whole.
- 4 According to Camden Planning Guidance for roof extensions (CPG1) "*a roof alteration or addition is 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 proposal would therefore result in the alteration to the roofs profile, which would significantly change the integrity of the existing roof form, introducing incongruous features that are considered harmful to the architectural style of the building. The existing hipped roofs are considered to be features of architectural interest and hence their removal is considered to result in a loss of character to the original buildings, the terrace and to the conservation area generally.
- 5 Policies CS14 and DP24 of the LDF note that the Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or surrounding area. This approach is reinforced by the Primrose Hill Conservation Area Statement, which states that "*roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable*". Furthermore, the proposed rear dormers would appear disproportionately large and bulky in relation to the profile and dimensions of the existing roofs, and wholly out of scale with them. The design of the proposed dormer windows is contrary to planning guidelines as the dormers are not positioned at least 500mm off the ridge. The dormers are therefore considered to be unsympathetic and out of scale and proportion to that of the existing roofs.
- 6 It is acknowledged that there are some examples of extensions and alterations in the area which are unsympathetic to the character and appearance of the conservation area, as the applicant noted on site. However, these should not be taken as precedents to further allow unsympathetic alterations. CPG 1 provides guidance on this, stating that "*the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind*".

Amenity

- 7 Objections have been raised by neighbours with regards to potential noise disturbance from the use of the loft space as habitable accommodation and the impact of the dormers in terms of loss of light to neighbouring properties as well as their impact on views. However, the proposed extension do not

incorporate balconies or external seating out areas and therefore they are unlikely to result in loss of amenity for neighbours in terms of noise disturbance while the size of the proposed dormers is not such as a to result in a significant loss of light or loss of outlook.

Recommendation

8 Refuse.