

Delegated Report		Analysis sheet		Expiry Date:		01/04/2015	
		N/A		Consultation Expiry Date:		12/03/2014	
Officer				Application Number(s)			
Simon Vivers				2015/0598/P			
Application Address				Drawing Numbers			
53B Chester Road London N19 5DF				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of ground floor rear sash window with oriel window, enlargement of raised ground floor rear terrace and staircase, installation of canopy over ground floor rear door and associated works.							
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	11	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Notice displayed from 18/02/2015 – 11/03/2015 Press Notice displayed from 19/02/2015 – 12/03/2015 No responses received.					
CAAC/Local groups comments:		No responses received.					
Site Description							
The subject property fronts Chester Road to the north and a lane to the west and is part of a row of three terraced properties. The subject building has been subdivided into two flats. The property falls within the Dartmouth Park Conservation Area (sub area 3, Dartmouth East).							
Relevant History							
There is no relevant application history							

Relevant policies

LDF Core Strategy and Development Policies

Core Policies

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

CPG1 Design

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

London Plan 2015, consolidated with amendments since 2011

National Planning Policy Framework (NPPF) 2012

Assessment

1. Proposal

1.1 The application seeks planning permission for the following works:

- Removal of an existing Victorian timber sash window on the ground floor rear elevation of the property, and replacement with an oriel window. The existing window has dimensions 1.2m W x 1.8m H, and the proposal would have dimensions 1.5m W x 2.2m H x 0.5m D.
- Removal of existing raised terrace and steel staircase to the rear of the building, and replacement with a larger terrace and steel staircase. The existing terrace has an area of 2.0sqm and the proposal would have an area of 3.9sqm.
- Construction of small canopy over ground floor rear door. The canopy would measure 2m W x 0.5m D.
- Replacement of existing rear door; and
- Minor changes to downpipes at rear elevation.

2. Matters of consideration.

2.1 The main issue is design, and its impact on the appearance of the building and the character of the Dartmouth Park Conservation Area.

3. Design and impact on conservation area

3.1 DP24 expects alterations and development to be of the highest standard of design. Policy DP25 only permits development in conservation areas that preserves and enhances the character and appearance of the area. CPG1 supports achievement of the policies, and provides **a)** alterations should always take into account the character and design of the property and its surroundings and **b)** windows, doors and materials should complement the existing building. Furthermore, the Dartmouth Park Conservation Area statement states development proposals should preserve or enhance the character or appearance of the Conservation Area.

- 3.2 The host building and the adjoining properties are listed as making a positive contribution to the Character Area. It is also expressed within the appraisal and management plan that the Dartmouth East sub area has suffered due to unsympathetic replacement windows and erosion of architectural details.
- 3.3 The rear elevation of the site currently contains five windows, with a white timber sash design. The western half of the elevation contains three windows, which are identical in dimensions and design and symmetrically aligned at each level. The application proposes a window which is larger in size, and has a conflicting design (single pane of glass and protruding 0.5m from the facade to form an internal window seat).
- 3.4 The current landing extends 0.9m from the dwelling, and has a basic steel floor and balustrades. The proposed landing would extend 2.4m from the dwelling, and incorporates timber balustrades. The overall design (balustrade in particular) would be more modern than that existing.
- 3.5 The host building is part of a group of three terraces, which feature uniform rear elevations, and are highly visible from Bertram Street and the adjacent footpath. The introduction of the overtly modern window design would be at odds with the remaining windows of the host building. This conflict would carry through to the other terraces at 49 and 51 Chester Road. Additionally, the installation of the door canopy and modern stair design would not match the other properties, and would appear ad hoc. On this basis, the application would fail to preserve or enhance the character and appearance of the host building and diminish its contribution to the wider character and appearance of the Dartmouth Park Conservation Area.

4. Amenity

- 4.1 Camden policy DP26 requires that proposals protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to their amenity.
- 4.2 It is considered that the proposed increase in size of the rear terrace would result in a material increase in opportunities for overlooking of the windows and rear garden of the adjoining property to the east, No. 51 Chester Terrace. As such the proposal is considered to be contrary to policy DP26.
- 4.3 There would be no other amenity impacts in relation to the proposal.

5. Recommendation

- 5.1 The proposed development is in conflict with policies CS14, DP24, DP25, and DP26 of the Camden Local Development Framework and would not preserve or enhance the character of the Dartmouth Park Conservation Area. It is recommended that planning permission be refused for the reasons outlined in this assessment.