

Delegated Report		Analysis sheet	Expiry Date:	05/06/2015
		N/A / attached	Consultation Expiry Date:	21/05/2015
Officer			Application Number(s)	
Ian Gracie			2015/2264/P	
Application Address			Drawing Numbers	
77A Fitzjohn's Avenue London NW3 6NY				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extensions to existing side and rear dormers, including creation of roof terrace on side (south east) elevation with patio doors and surrounding railings at second floor level and creation of four windows at ground floor level (south east).				
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	03	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>Comment received from 1A Prince Arthur Road raising their support for the scheme. Stating that there has been so much building in the street that it's fair for them to do something. It doesn't inconvenience anyone around.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Heath and Hampstead Society:</p> <ol style="list-style-type: none"> 1. Roof terraces customarily lead to objectionable overlooking of neighbouring properties, and this is no exception. It would cause loss of privacy and noise pollution to houses, school premises and gardens to the South of the site, in contravention of LDF Policy DP26. The size of the terrace is such that quite large numbers of people could use it, for parties and similar noisy activities. 2. It would harm the architecture of this particularly interesting Locally Listed house, destroying the symmetry and general composition of its South East and South West elevations. Part of the house's interest is in its unusual narrow-gauge brickwork. Such bricks are not made as standard these days, and would need to be sourced specially. There is no mention of this necessary fact in the application. <p><i>Officer Response:</i></p> <ol style="list-style-type: none"> 3. See paragraph 3.1; 4. See paragraphs 2.3, 2.4, 2.5 and 2.7. 					

Site Description

The application site comprises a detached two-storey plus roof storey building on the corner of Fitzjohn's Avenue and Prince Arthur Road. The surrounding area, particularly along the eastern side of Prince Arthur Road comprises buildings of a similar style and scale to the application site. There is evidence of dormer window extensions on the roofs of these properties. The site lies within the Fitzjohn Netherhall Conservation Area. The building is identified as a positive contributor to the Conservation Area.

Relevant History

2010/2525/P – Change of use of single dwelling house (Class C3) to provide two self-contained maisonettes (Class C3), together with external alterations including the lowering of part of the rear garden ground level. – Granted 22 July 2010.

2010/6252/P – Variation of condition 2, to replace window on north east elevation with door, as a minor material amendment to planning permission dated 22/07/2010 (ref: 2010/2525/P) for change of use of single dwelling house (Class C3) to provide two self-contained maisonettes (Class C3), together with external alterations including the lowering of part of the rear garden ground level. – Granted 14 January 2011.

2013/4456/P – To confirm the existing use of the land by establishing that a material operation has occurred and that development has commenced pursuant to planning permission granted on 22/07/2010 under reference 2010/2525/P for "change of use of single dwelling house (Class C3) to provide two self-contained maisonettes (Class C3), together with external alterations including the lowering of part of the rear garden ground level." – Granted 26 November 2013.

2014/7743/INVALID – Extensions to existing side and rear dormers, including creation of roof terrace on side (south east) elevation with patio doors and surrounding railings. – Withdrawn 6 March 2015.

Relevant policies

NPPF 2012

Paragraphs 14, 17, 56-68 and 126-141

London Plan March 2015, consolidated with alterations since 2011

Policies 7.4, 7.6 and 7.8

Local Development Framework 2010

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

CPG1 (Design) 2014 – Chapters: 2, 3 and 4

CPG6 (Amenity) 2011 – Chapters: 6 and 7

Fitzjohn's and Netherhall Conservation Area Statement 2003

Assessment

1.0 Proposal

1.1 Planning permission is sought for extensions to the existing side and rear dormers, including the creation of a roof terrace on side (south east) elevation with patio doors and surrounding railings at second floor level and the creation of four windows at ground floor level (south east elevation).

1.2 The rear dormer is proposed to be extended 1.7m to one side and 1.3m to other, representing a total extension of 3m from its current width. The flank dormer is proposed to be extended by 1.3m.

1.3 The new windows are proposed to be made from timber with single glazed sashes. The exterior of the dormer extensions are to match the existing materials of the roof. Part of the garden is proposed to be lowered by 1m in order to install four new windows on the south-east elevation to allow light to reach the existing basement. The principle of which was accepted from a previous planning permission.

1.4 The proposed roof terrace will extend 1.6m to the south and 1.8m to the west from the proposed dormer.

1.5 Revisions were made to the drawings following feedback from Officers. There was a reduction to the extent of the roof terrace so that the roof terrace would not extend beyond the full width of the extended roof dormer but it would still extend to the parapet.

1.6 For the sake of clarity, only the second floor plan and roof plan (dwg no. 104 and 105) were revised to indicate the reduction in the size of the roof terrace.

2.0 Design and Impact on the Fitzjohns Netherhall Conservation Area

2.1 Camden Planning Guidance 1 (Design) states in paragraph 5.11 that roof dormers would be considered acceptable if the pitch of the roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to windows below. The Fitzjohns Netherhall Conservation Area Statement recognises the application site as a positive contributor to the conservation area. In terms of roof alterations, the Conservation Area Statement states that a feature of the architecture of the mid to late Victorian period is the visibility of the roof. It goes on to state that insensitive alterations can harm the character of the roof scape with intrusive dormers and in many instances there is no further possibility for alterations.

2.2 In terms of roof terraces, paragraph 5.25 of CPG1 sets out guidance which states that the dimensions of the of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property; any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground; and it should not result in overlooking of habitable rooms of adjacent properties.

2.3 The proposed extension to the flank dormer is not considered to comply with the guidance set out above. The extension in width by a total of 2.8m is considered to render the rear dormer an overly dominant feature. The proposed dormer would extend as far as the eastern roof ridge, and not leave a 500m gap, and cut through the western roof ridge, contrary to CPG1 which requires a degree of separation and advises that dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof (5.11). The proposed roof terrace adversely affects the flank elevation of the property as it is considered to be a incongruous addition which would disrupt the elevation of the property where the visibility of the roof is a key feature. The flank elevation is visible from Fitzjohns Avenue, more so in the winter when trees are without leaves.

2.4 The proposed extension to the rear dormer is considered acceptable. The dormer is proposed to be extended southwards by 1.3m, and the extension would be clad in tiles to match the existing roof

thereby minimising its impact. The rear elevation is also less visible from the public realm.

2.5 Paragraph 4.7 of CPG1 provides guidance on new windows. It states that new windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening. In light of this, it is considered that the proposed windows at lower ground level on the south east elevation of the property are considered acceptable as they reflect the character of the windows on the rest of the building.

2.6 The principle of lowering the level of the rear garden was accepted under planning permission 2010/2525/P. The extent to which the garden will be lowered is reduced as part of this application and is therefore acceptable.

2.7 Based on the above, the proposed flank dormer is considered to be a dominant and harmful addition that would significantly detract from the appearance of the host building. The proposed terrace would form a n incongruous addition, with both features harming the character and appearance of the host building, but also the streetscene and the Fitzjohns Netherhall Conservation Area contrary to policies 7.4, 7.6 and 7.8 of the London Plan (March 2015) and CS14, DP24, and DP25 of Camden Council's Local Development Framework and associated planning guidance.

3.0 Residential Amenity

Overlooking and loss of privacy

3.1 The rear roof terrace would extend fully to the rear parapet. As noted above, the extent of the roof terrace was reduced so that it did not extend beyond the width of the proposed dormer. However, the issue of overlooking onto the adjacent building to the south-west (1 Prince Arthur Road) remains. The currently setback dormer is sufficiently screened by the parapet wall so that overlooking is not an issue. By bringing this section of the roof into use as a terrace, which is proposed to be used regularly following planning permission 2010/2525/P, the issue of overlooking would become an issue. The garden of no. 1 Prince Arthur Road is currently secluded and the terrace would lead to increased overlooking and a loss of privacy. Therefore, it is considered that the principle of a roof terrace is unacceptable in this location. It is therefore considered that the proposal does not accord with policies CS5 and DP26 of Camden's Local Development Framework.

Recommendation: Refuse Planning Permission