

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	25/08/2015
		N/A / attached	<b>Consultation Expiry Date:</b>	07/08/2015
<b>Officer</b>			<b>Application Number</b>	
Ian Gracie			2015/3711/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
22 Dartmouth Park Avenue London NW5 1JN			Site Location Plan; 1504/S/1; 1504/S/2; 1504/S/3; 1504/S/4; 1504/P/1B; 1504/P/2C; 1504/P/3C; and 1504/P/4C.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Erection of mansard roof extension at third floor level (Use Class C3).				
<b>Recommendation:</b>		Grant Planning Permission		
<b>Application Type:</b>		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>08</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>A Site Notice was displayed on site from 17/07/2015 until 07/08/2015 and an advert was placed in the Ham &amp; High on 17/07/2015 expiring on 06/08/2015. Local neighbours were consulted via letter on 15/07/2015.</p> <p><u>Three objections</u> have been received raising the following concerns:</p> <ol style="list-style-type: none"> <li>1. The extension is considered overly excessive and will ruin its existing proportions – <b>(Officer comment: addressed in paragraphs 2.4-2.6)</b>;</li> <li>2. The use of a mansard is unacceptable as it is not in keeping with the style of house or the street – <b>(Officer comment: addressed in paragraphs 2.4-2.6)</b>;</li> <li>3. The passageway between no.22 and no.20 will become even darker – <b>(Officer comment: addressed in paragraph 3.3)</b>;</li> <li>4. The garden at no.20 will become much more overlooked – <b>(Officer comment: addressed in paragraph 3.2)</b>;</li> <li>5. No.22 will extend further out to the rear – <b>(Officer comment: this application does not propose to extend the property further out to the rear)</b>;</li> <li>6. Loss of light through the side windows to the adjacent properties – <b>(Officer comment: addressed in paragraph 3.3)</b>;</li> <li>7. Loss of a view out of the side windows towards London – <b>(Officer comment: addressed in paragraph 3.3)</b>.</li> </ol>					
CAAC/Local groups comments:	<p><u>Dartmouth Park Conservation Area Advisory Committee</u></p> <p>The drawings appear to be inaccurate – The cill of the window of no.24 on the front elevation appears on site to range below the heads of the first-floor bay windows of no.22, and not above as shown. The insertion of a second floor (third storey) in no.22 will therefore stand higher than no.24, and have a much more daunting impact on the street than is suggested. <b>(Officer comment: addressed in paragraph 2.4. It is not considered that there is an appreciable difference between the existing plans submitted and the existing situation on site.</b></p> <p>The sharply pitched gable above the inserted floor will present an aggressive impact on the street scene to the harm of the Conservation Area. The pleasing irregularity of heights in this semi-rural street will be lost. <b>(Officer comment: addressed in paragraphs 2.3 &amp; 2.4).</b></p>					

## Site Description

The application site is located on the eastern side of Dartmouth Park Avenue and comprises a three-storey building with mansard roof. The neighbouring building to the north is also a three-storey building with mansard roof but is set higher than the application site giving the impression that it is one storey taller than the application site. The neighbouring building to the south is a four-storey building with a pitched roof. The surrounding street scene comprises buildings of varying scale ranging from three to four-storey buildings.

The site is located in the Dartmouth Conservation Area and is recognised as a positive contributor to the conservation area.

## Relevant History

2005/2177/P – Erection of a single storey shed in rear garden – Granted on 26<sup>th</sup> July 2005.

2015/2263/P - Installation of new metal fire escape staircase to the south side of the dwelling from ground to second floor and insertion of new external door at second floor level. – Refused on 9<sup>th</sup> July 2015.

## Relevant policies

### **National Planning Policy Framework 2012**

### **The London Plan 2015 (consolidated with alterations since 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

### **Supplementary Planning Guidance (updated July 2015)**

### ***Camden Planning Guidance (updated July 2015)***

1 – Design

6 – Amenity

### ***Conservation Area Statements***

Dartmouth Park Conservation Area Appraisal and Management Statement (January 2009).

## Assessment

### 1. Proposal

- 1.1 The applicant seeks planning permission for the erection of mansard roof extension at third floor level.
- 1.2 The proposal comprises the following components:
- Replacement of the existing mansard roof at second floor level with a storey of the same design as the lower floors;
  - Installation of a new mansard roof at third floor level of the same design as existing effectively raising the whole building by a single storey.
- 1.3 In terms of dimensions, the proposed extension will result in the top of the mansard being 2.5m higher than its current position and will create an additional 18sq.m of floorspace at second floor level and 56sq.m of floorspace at roof level. The pitch of the roof to the front of the building will remain as existing at 36.9 degrees whilst the pitch of the roof to the rear will also remain the same at 72.7 degrees. The dormer windows to the rear of the building will remain at the same distance from the parapet at 812mm.

### 2. Design & Heritage

- 2.1 Policy DP24 states that developments will be expected to consider the *“character, setting context and the form and scale of neighbouring buildings”* and *“the character and proportions of the existing building, where alterations and extensions are proposed.”*
- 2.2 With regards to roof extensions, CPG1 provides further clarity to the policy and notes that additional storeys and roof alterations are likely to be acceptable where:
- “There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”*
- 2.3 The Dartmouth Park Conservation Area Appraisal notes that, along Dartmouth Park Avenue, *“there is a range of building heights from two storeys to three (most with basements, the slope being such that the basement is more of a ‘garden floor’). The topology results in the properties on the east side being raised above street level.”* As noted above, the application site is positioned between two buildings and, despite comprising the same number of storeys, is set slightly lower down resulting in the existing building reaching the same height as the eaves of the adjacent buildings and appearing a single storey shorter than the adjacent buildings. The neighbouring properties also comprise different roof forms with no.26 featuring a true mansard and no.20 featuring a pitched roof. This is in contrast to the application site which features a flat mansard roof.
- 2.4 As a result of the proposed additional storey, the height of the eaves and ridge of the building will therefore be the same as that of the adjacent buildings. Furthermore, the eaves of the proposed building will be raised to create a consistent line with that of the buildings either side of the application site creating a sense of uniformity along this section of Dartmouth Park Avenue in line with the guidance set out within CPG1. The roof form of the building will remain as existing maintaining the variety of roof form currently seen across the three buildings.
- 2.5 It is noted in the Conservation Area Statement that nos. 2-26 (even) Dartmouth Park Avenue, which includes the application site, are considered as positive contributors to the Conservation Area. The design of the proposal would respect and reference the existing architectural style and proportions of the host building by mimicking the floors below. A condition would be attached to any planning permission granted to ensure that the proposal will match the existing materials of the building. The proposed design mimics the existing features of the existing

building by extending the bay window feature up to the parapet, installing sash windows of the same style and material at second floor level, and maintaining the gable to the front of the building. As such, it is considered that, as a result of the proposal, the application site will remain a positive contributor to the conservation area.

- 2.6 It is therefore considered that the proposal will both preserve and enhance the conservation area in accordance with policies CS14, DP24 and DP25 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

### **3. Amenity**

- 3.1 Policy DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity which includes overlooking, privacy, light and outlook.
- 3.2 From the site visit undertaken, it is apparent that the windows to the rear of the existing mansard roof already allow for overlooking into neighbouring gardens. The erection of another storey will not result in any greater degree of overlooking or loss of privacy than currently exists on site.
- 3.3 With respect to light, the proposal will have no adverse impact on the amount of light received by the dormer windows of no.24. Similarly, the proposal will not result in any significant impact on the light received by the passageway between no.22 and no.20.
- 3.4 Furthermore, it is not considered that the proposal will unacceptably restrict views out of no.24's south facing window. However, there is the potential for overlooking into the adjacent property via the proposed north facing window at roof level towards no.24. A condition would therefore be attached to any planning permission granted to ensure that the north facing window will be fixed shut and obscurely glazed. Subject to this condition, the proposal complies with policies CS5 and DP26 of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

### **4. Recommendation**

- 4.1 Grant planning permission.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 7<sup>th</sup> September 2015. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.**