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| Delegated Report | Analysis sheet |  | Expiry Date:  | **05/11/2015** |
| N/A  | **Consultation Expiry Date:** | 08/10/2015 |
| Officer | Application Number |
| Anna Roe | 2015/4915/P |
| Application Address | Drawing Numbers |
| 6 Glenmore Road, London, NW3 4DB | Please see final decision notice. |
| PO 3/4  | Area Team Signature | C&UD | Authorised Officer Signature |
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| Proposal |
| Erection of rear dormer and associated roof terrace in upper roof slope.  |
| Recommendation: | 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 responsesNo. electronic | **02****00** | No. of objections | **01** |
| Summary of consultation responses: | The owner/occupier of 17 Glenmore Road objected to the application on the following grounds: 1. There will be a significant loss of daylight to our property as this dormer will be an entire floor higher than any other house behind us. This negatively affects our garden space. We have a very small garden as we are at the top of the triangle that forms the garden space between Glenloch and Glenmore Roads. This added height will make our already small garden feel like a prison.

We will be over looked by a balcony - which is much more intrusive than a window as people may gather outside and peer directly into our garden and kitchen.1. The above two issues will clearly impact the resale value of our property and the enjoyment of our garden.
2. There are no other houses in the immediate area that have a dormer height at the proposed level.

*Officers response:*1. *Amenity concerns are addressed in section four of this delegated report.*
2. *When a decision is made on a planning application only certain issues can be taken into account; referred to as material planning considerations. Loss of property value does not constitute a material planning consideration and cannot be taken into consideration by the local planning authority.*
3. *The design of the proposed extension is discussed in section three of this delegated report.*

The owner/occupier of 4C Glenloch Road wrote in support of the application commenting:1. I own and occupy 4c Glenmore Road, the top two floors of the building next to 6 Glenmore Road. Thus, I am one of the people most likely to be affected by the proposed works. The reasons for my support are simple: the proposed works continue the project of investing in and improving 6 Glenmore. The result will be a beautiful home, which – as such – will add to the value and character of the street and neighbourhood. In reviewing the drawings and application submission, I have been impressed by their professionalism: this is clearly a well thought-out and designed proposal, which is aware of and sensitive to the character of Belsize Park Conservation Area.

I anticipate that the rear dormer will raise some concerns. I do not share these: there seem to be no issues of overlook, loss of daylight or sunlight. As to whether it interrupts a “continuous roofline”, I note both that there are other dormers in the area, and that my aesthetic stance prefers variation within a theme, not mere repetition of that theme. I am therefore happy to lend whatever small support I might to this project of improving the neighbourhood.  |
| CAAC comments: | N/A  |

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| Site Description  |
| The application site comprises a two storey (plus basement and attic storey) mid-terraced Edwardian property located on the northern side of Glenmore Road.The elevations give strong rhythm and consistency to the terrace. The plots are small with small rear gardens and narrow frontages. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street.The application site is located within the Belsize Park Conservation Area and is recognised as making a positive contribution to the special character and appearance of the area.  |
| Relevant History |
| 6 Glenmore Road2014/4519/P. Insertion of 2 front and 3 rear rooflights, excavation and enlargement of basement and alterations to projecting wing including enlarged windows and raising the roof. Granted 09/12/2014. 2012/4347/P. Conversion of 2 x self-contained flats into a single family dwellinghouse (Class C3). Granted 11/10/2012. Neighbouring properties 18 Glenmore Road2005/3939/P. Enlargement of rear dormer to create a mansard roof extension plus the installation of six rooflights at front and rear to provide additional living accommodation for the single-family dwellinghouse. Refused 10/11/2005. |
| Relevant policies |
| **National Planning Policy Framework 2012**TheLondon Plan 2015*,* consolidatedwithamendmentssince2011**Camden LDF Core Strategy 2010**CS1 Distribution of growthCS5 Managing the impact of growthCS14 Promoting high quality places and conserving our heritage**Camden Development Policies 2010**DP24 Securing high quality designDP26 Managing the impact of development on occupiers and neighboursDP28 Noise and vibration**Camden Planning Guidance** CPG1 Design, 2014 paragraphs 2.12, 5.6, 5.7, 5.11, 5.21, 5.22, 5.23, 5.24, 5.25, 5.26CPG6 Amenity, 2015 paragraphs 7.1 – 7.7**Belsize Conservation Area Appraisal, April 2003** |
| Assessment |
| 1. **Proposal**
2. Planning permission is sought for the erection of new rear dormer in the roof and associated roof terrace.
3. The proposed dormer and roof terrace would measure 4.8m wide x 2.5m deep x 2.1m high.
4. The dormer and terrace would be constructed from brick and painted render, whilst the dormer cheeks would be slate hung on one side and glazed on the other. The windows and doors would have white painted timber frames.
5. **Assessment**
6. The principal considerations material to determining the application are as follows:
* Design (principle of development and detailed design)
* The impact of the proposal on the amenity of neighbouring occupiers.
1. **Design**

**Principle of Development**1. The Belsize Conservation Area Appraisal (BE26) states that roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where the property forms part of a group or terrace which remains largely, but not completely unimpaired. Similarly CPG1 (Design), paragraph 5.11 states that dormers should not be introduced where they interrupt an unbroken roofscape.
2. The roofline of the properties in the terrace within which no. 6 Glenmore Road stands is unbroken. The erection of a dormer and terrace on the upper roof slope is uncharacteristic of the roofline concerned and would have an adverse effect on the uninterrupted rear roofscape of the terrace, appearing jarring and incongruous in relation to its surroundings.
3. Although a rear dormer and roof terrace has been granted at appeal on the southern side of the road (even nos.), the application site is located on the northern side of Glenmore Road (odd nos.) which remains unaltered. Furthermore, the properties across the street, have an entirely different (cat slide) roof form, rather than a true mansard.
4. Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal will harm the character and appearance of the conservation area.

**Detailed Design**1. Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and the character and proportions of the existing building.
2. In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. Whilst the proposed dormer relates to the façade below in terms of the number and form of windows, the scale would not be subordinate to the windows below. The width of the proposed roof extension would dominate the majority of the rear elevation and would make the proposal an incongruous and excessively bulky addition.
3. CPG1 Design states that the materials for alterations should complement the colour and texture of the materials in the existing building. The proposed rear extension would be constructed from brick. This traditional material is considered to be the most appropriate complement to historic areas. However, the use of glazing on the dormer cheek is considered an unsympathetic material that would appear out of character with the host property and surrounding area. The development would be contrary to CPG1 which recommends that materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials are preferable for roof alterations and repairs (paragraph 5.9). The use of insensitive materials on the proposed dormer is therefore considered to harm both the character and appearance of the host property as well as the wider Belsize Conservation Area.
4. There is no objection to the proposed rooflight, which would be in the conservation style and fitted flush with the roof profile.
5. **Amenity**
6. Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents.
7. Development should be designed to protect the privacy of existing dwellings to a reasonable degree. To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms. The most sensitive areas to overlooking include bedrooms and the part of a garden nearest to the house.
8. The application site is located in a high density urban area, where distances between overlooking windows are less than ideal. Due to the set-back nature of the proposed terrace, the level of overlooking would be no worse than the existing situation at lower ground floor level. As such, the proposal is not considered to result in an unacceptable loss of privacy to the occupants of the neighbouring properties (15 and 17 Glenloch Road), below the standard that residents should reasonably expect to enjoy
9. **Conclusions**
10. The proposal is considered to be a dominant and bulky addition that would detract from the appearance of the host building. It would be out of keeping with rear elevations and roofline of buildings within this terrace and would neither preserve nor enhance the character and appearance of the Belsize Conservation Area.
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