

Delegated Report		Analysis sheet		Expiry Date:		20/10/2015	
		N/A / attached		Consultation Expiry Date:		02/09/2015	
Officer				Application Number(s)			
James Clark				2015/4172/P			
Application Address				Drawing Numbers			
32 Ravenshaw Street London NW6 1NW				Refer to Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a two storey rear extension, rear roof dormer and raising the roof ridgeline to facilitate the conversion of the loft to habitable space.							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	1	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 12/08/2015 (expiring 02/09/2015) No comments or objections have been received at the time of writing the report.					

Site Description

The site is a two storey end of terrace located on the corner plot of Ravenshaw and Glastonbury Street and falls within the Fortune Green and West Hampstead Neighbourhood planning area.

Relevant History

32 Ravenshaw Street (application Site)

F3/18/3/15978 - Conversion at No.32 Ravenshaw Street, N.W.6, from a single house with shop to two self-contained flats – approved subject to conditions June 1973.

30 Ravenshaw Street

PWX0203165 - Certificate of Lawfulness for Proposed development for erection of a rear roof dormer extension – Granted December 2002

38 Ravenshaw Street

2006/0005/P - Replacement of the existing conservatory with a single-storey side extension, plus the replacement of a door at rear first floor level with a window and the replacement of a window at rear ground floor level with folding glazed doors – Granted March 2006

40 Ravenshaw Street

2006/5545/P - Erection of a dormer on the front roof slope of the dwelling house – Refused February 2007

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS1 (Distribution of Growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010)

DP5 (Homes of different sizes)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

CPG1 Design

CPG2 Housing

CPG6 Amenity

Fortune Green and West Hampstead Neighbourhood Planning area (Adopted September 2015)

Assessment

Proposal

Planning permission is sought for a two storey rear extension, rear roof dormer, raising the height of the roof ridgeline and converting the loft space to habitable accommodation.

The main planning considerations are,

- Impact on character and appearance
- Impact on Neighbouring amenity

Design & appearance:

Policies CS14 of the Core Strategy and DP24 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, siting, context, form and scale to the existing building and the general area.

Guidance in CPG1 states roof dormers should be sensitive changes maintaining the overall structure of the existing roof form. A roof dormer would be considered acceptable if the existing roof pitch is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge line. The proposed development of the roof fails to comply with the guidance in CPG1.

Guidance in the Fortune Green and West Hampstead Neighbourhood plan (adopted September 2015) section A.14 further enforces this design theme stating. "Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building".

The host property has a cottage like appearance on a small corner plot likely to have been a later addition to the street or at least not constructed in the same phase as the adjacent line of terraces. The proposed roof alterations/extensions and two storey rear extension are considered to overwhelm the host dwelling and result in the existing roof integrity being compromised. The raised roof ridgeline would create an unequal pitch with a very steep rear pitch uncharacteristic of the location. The proposed rear roof dormer would require the existing pitched roof rear return to be removed and replaced with a flat roof. The proposed dormer window that would sit above the new flat roof would be a bulky and unsympathetic addition to the dwelling. On balance the harm to the roof integrity as a result of the extensions would be considered unreasonable and unacceptable to Camden planning policy DP24.

The host property is on a prominent corner and currently has a characterful mix of gently sloping roofs, both to the main dwelling and rear outrigger. The building and its features are highly visible from both Glastonbury Street and when heading south east along Ravenshaw Street. The proposed roof extension would replace the gentle slope with a series of flat roofs that, due to their size, design and additional bulk (including that arising from the rear extension), would be out of keeping with the character and appearance of the host building and general locality. Given the building's prominent

siting, the proposals would be harmful to the character and appearance of the general street scene of Glastonbury Street and Ravenshaw Street.

The surrounding residential dwellings have examples of historic rear dormer roof extensions providing some context for the proposed development. However the neighbouring rear roof dormer extensions at numbers 36, 38 & 40 have no planning history and were likely built under permitted development rights, the rear roof dormer at no 30 has a certificate of lawfulness. The application site is located on a prominent site, very visibly situated on the corner plot and therefore the impact on the character and location would be significantly greater, and thus a higher design standard required. On balance the existing context of the neighbouring rear roof dormer extensions are poorly designed and bulky, not considered high quality examples of development to replicate. The proposed roof extensions do not meet guidance in the NPPF which states, good design to be indivisible from good planning or Camden planning guidance document in CPG1.

Neighbouring Amenity:

Planning guidance CPG 6 focuses on amenity concerns, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

The proposed roof extensions are not considered to result in any discernible amenity impacts to the attached adjacent property no 34 which has been previously extended to the rear. The proposed two storey rear extension would project along the boundary wall causing no overbearing concerns. The proposed rear windows of the rear dormer would be set at a height and angle that would not result in any overlooking or privacy concerns. The proposed development is considered to meet Camden policies and guidance in relation to amenity concerns.

Conclusion

The proposed roof and two storey rear extensions are contrary to guidance in CPG1, representing an overdevelopment of the site and an undesirable planning precedent for other properties on the terrace. The proposals are considered to be detrimental to the character and appearance of the dwelling and out of keeping with the general street scene contrary to policies CS14, DP14 and Fortune Green and West Hampstead Neighbourhood Plan.

Recommendation: Refuse Planning Permission