

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		25/09/2015	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Shane O'Donnell				2015/3861/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Victoria Rise Hilgrove Road London NW6 4TH				567-05-15 01, 571-06-15 02, Location Plan			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a hip to gable roof extension, a rear roof dormer, and installation of two front roof lights.							
<b>Recommendation(s):</b>		Refused					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	06	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None					

## Site Description

The application dwelling is 3 storey townhouse which forms part of a row of 7 townhouses along the north side of Hillgrove Road built under planning permission 37081/R3. The application site is not listed nor in a conservation area.

## Relevant History

### Application Site

37081/R3 - Erection of 7, 4 bedroom town houses. Approved 05/03/1984. Condition 3 of this permission removes permitted development rights for the property.

## Relevant policies

### National Planning Policy Framework 2012

National Planning Practice Guidance

### London Plan 2015, consolidated with alterations since 2011

#### Camden LDF Core Strategy 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS6 - Providing quality homes

CS9 – Achieving a successful Central London

CS14 – Promoting high quality places and conserving our heritage

#### Camden Development Policies 2010

DP24 - Securing High Quality Design

DP26 - Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance

CPG1 – Design (July 2015)

CPG 6 – Amenity (September 2011)

## Assessment

### 1.0 Proposal

- 1.1 Planning permission is sought for the erection of a hip to gable roof extension, a rear roof dormer, and the installation of two front roof lights.
- 1.2 The proposed hip to gable roof extension would extend the length of the main roof ridge by 2.9 metres and increase the maximum height of the side elevation of No. 1 Victoria Rise to 13.5 metres. The proposed rooflights would measure 0.36 metres by 0.4 metres and would be 0.3 metres from roof ridge height.
- 1.3 The proposed dormer window would have a height of 2.34 metres, a depth of 5.2 metres, and a width of 5.7 metres.

### 2.0 Considerations

- 2.1 The principal considerations material to the determination of this application are summarised as follows:
  - Design
  - Neighbouring amenity.

### 3.0 Design

- 3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.
- 3.2 CPG1 Design Guidance recommends that a roof alteration is unlikely to be acceptable where it is going to have an adverse effect on the skyline, the appearance of the building or the surrounding streetscene. CPG1 also recommends that dormer windows should be sensitive changes which maintain the overall structure of the existing roof form.
- 3.3 The application dwelling is a 3 storey townhouse that is an end dwelling in a row of 7 townhouses. This row of townhouses is significantly separated from neighbouring dwellings and the houses combine to create a single built form. Both the application dwelling at the western end of the terrace and No.7 at the eastern end of the terrace have hipped roof finishes that contribute to this overall cohesiveness. It is considered that the proposed gable end finish to the host dwelling would create an unsympathetic and asymmetrical feature in the immediate skyline that would sit uncomfortably within the streetscene.
- 3.4 The proposed rear dormer would run almost the full width of the host dwelling. There is an existing dormer along this row of townhouses in the form of No. 5's dormer but this example falls short of an established pattern. It is considered that the proposed dormer, by reason of its poor design and excessive scale, would appear as an incongruous feature in the surrounding roofscape.

### 4.0 Neighbouring Amenity

- 4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. 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.
- 4.2 CPG1 Design Guidance states that rear extensions should not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light

pollution/spillage, privacy/overlooking, and sense of enclosure.

- 4.3 The proposed hip to gable roof conversion would increase the height and mass of the side elevation facing No. 17 Hilgrove Road. However, given the separation distance between the properties and the existing relationship, it is considered that the proposed development would not harm the amenity of neighbouring residents.

## **5.0 Recommendation**

### **5.1 Refuse**