

Date: 10/12/2015
Our Ref: 2015/6173/PRE
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Dear Mr Rainey,

Re: Flat D, 12 Dennington Park Road, London NW6 1BA

Thank you for submitting a pre-planning application enquiry for the above property which was received on 03/11/2015 and the fee of £420 which was received on 06/11/2015.

1. Drawings and documents

1.1 The drawings submitted include the following:

- Rear Elevation Sketch;
- Proposed Loft Plan; and
- Second Floor Plan.

2. Proposal

2.1 The proposal is for a rear dormer extension with inset roof terrace in connection with a proposed loft conversion.

3. Site description

3.1 The application relates to the second floor flat within a large terraced property which has been subdivided into 4 self-contained dwellings. The property is located on the north eastern side of Dennington Park Road opposite its junction with Kingdon Road.

4. Relevant planning history

4.1 There is no planning history relevant to this application.

5. Relevant policies and guidance

National Planning Policy Framework 2012
The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS5 Managing the impact of growth and development
CS14 Promoting high quality places and conserving our heritage

LDF 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 2015

CPG1 Design

CPG6 Amenity

Fortune Green and West Hampstead Neighbourhood Plan 2014

6. Assessment

6.1 The main planning considerations are:

- a) The impact of the proposal on the appearance of the building and on the character and appearance of the surrounding area; and
- b) The impact on neighbour amenity.

Design

6.2 Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings.

6.3 The supporting text to Policy DP24 (Securing high quality design) notes that extensions should be subordinate to the original building in terms of scale and siting whilst CPG1 (Design) notes that roof additions should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. Additionally, paragraph A14 of the Fortune Green and West Hampstead Neighbourhood Plan requires roof extensions to fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block out views.

6.4 Furthermore, Paragraph 5.11(b) of CPG1 requires dormer extensions to be set in a minimum of 0.5m from the eaves, sides and ridge of the existing roof slope to ensure they remain unseen when viewed from a distance. From the sketch drawing provided the size, scale, bulk and design of the proposed dormer extension would represent an incongruous development that would fail to appear as a subordinate addition within the existing roof slope, contrary to the above guidance. This is something that would need to be addressed within any subsequent planning application.

6.5 It is acknowledged that the neighbouring properties at Nos.14 and 16 Dennington Park Road both have existing rear dormer windows.

However, these are modest in scale and appear to be original features of these properties. These dormers sit comfortably within the existing roofslope and have a traditional pitched roof design that complement the style and character of the original building. The appearance and proportions of the neighbouring dormer extensions is something that could be replicated into the proposed plans submitted with any subsequent planning application.

- 6.6 The principle of adding a roof terrace to the property is considered acceptable and an example of an inset roof terrace can be found at No.22 Dennington Park Road which was granted permission in 2009 (ref. 2009/3485/P). This permission demonstrates how roof terraces can be successfully incorporated within an existing roof structure, albeit it is noted that this application was for a roof terrace only and did not include the erection of a rear dormer.
- 6.7 Paragraph 5.26 of CPG1 offers guidance on how roof terraces can be provided within the existing roofslope of a property. In line with this guidance, substantial amendments to the size, scale, bulk and design of the development would need to be made before the proposal would be considered acceptable.
- 6.8 The submitted floor plans indicate that the proposed dormer will be fitted with floor to ceiling glazing panels. However, in the absence of any detailed plans drawn to scale, it is difficult to judge how these windows will relate to the fenestration of the existing property. There is little evidence of large glazed openings on any of the neighbouring properties in the surrounding area and it is considered that this element would further contribute to the proposed dormers discordant appearance.

7. Amenity

- 7.1 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. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight.
- 7.2 The size, scale and location of the proposed dormer extension and roof terrace would not cause any adverse impact on the amenity of neighbouring properties with regard to light and outlook. Furthermore, the current levels of overlooking would not be exacerbated given the windows located below the proposed dormer at first floor level currently serve habitable rooms that look out over the rear garden of the site.
- 7.3 Whilst the proposed roof terrace may give rise to some overlooking towards nearby gardens, the level of overlooking from other rear roof terraces (namely No.22 Dennington Park Road) would be consistent

with what is generally expected in built up residential areas such as this.

8. Conclusion

- 8.1 It is considered that the proposed works by virtue of their size, scale, bulk and design would fail to preserve and enhance the character of the original property and appearance of the wider area, contrary to the councils adopted design polices and guidance and the aims of the Fortune Green and West Hampstead Neighbourhood Plan.
- 8.2 With regard to residential amenity, the proposal is not considered to result in any undue loss of light, outlook, overlooking or privacy to neighbouring properties.

9. Planning application information

- 9.1 For a valid planning application, I would advise you to submit the following:
- Completed form - full planning permission
 - An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
 - Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'.
 - Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'.
 - Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'.
 - Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'.
 - Design and access statement.
 - The appropriate fee (£172).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Patrick Marfleet on 020 7974 1222.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Patrick Marfleet

Planning Officer
Planning Solutions Team