

TOWN & COUNTRY PLANNING ACT 1990

APPELLANT : Mr Allan Taylor

***SITE : 1 Victoria Rise Hilgrove Road
London NW6 4TH***

***PROPOSED DEVELOPMENT : Erection of a hip
to gable roof extension, a rear roof dormer and
installation of two front rooflights***

***APPEAL STATEMENT including Grounds
of Appeal***

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APPENDICES

- A. Photographs showing the street scene context of the site.**
- B. Decision Notice ref. 37081/R3 and approved plans.**
- C. Photograph showing existing rear dormers at Nos. 4 and 5 Victoria Rise.**
- D. Photographs showing views from Hilgrove Road.**
- E. Photographs showing existing dormers at No. 17 Hilgrove Road.**

1.0 SITE AND SURROUNDINGS

- 1.1 The site is located on the north side of Hilgrove Road close to the junction with Belsize Road. The site does not lie within or adjacent to a Conservation Area nor are there any heritage assets nearby.
- 1.2 The site comprises a four-storey townhouse situated at the western end of a group of seven similar properties located behind a gated shared entrance and forecourt. The highway frontage of this group of houses is defined by brick piers spanned by metal railings behind which there is a row of substantial trees. The photographs at **Appendix A** show the setting of the site substantially screened from public views by the roadside trees.

2.0 PLANNING HISTORY

- 2.1 This group of townhouses was built pursuant to grant of planning permission ref. 37081/R3 dated 5th March 1984 **Appendix B**.
- 2.2 The approved plans for the development include front and rear elevation drawing no. 1561/8C. The design solution shows two matching hipped roof elements with central projecting gables joined by a smaller and lower central recessed element.
- 2.3 It is relevant to note that roof dormers have been added to the rear elevation of Nos. 4 and 5 Victoria Rise by grant of planning permission ref. PWX0202024/R1 (No. 5) and by Certificate of Lawfulness ref. 2011/6375/P (No. 4). The latter development also included two front rooflights. Grant of a Certificate of Lawfulness appears to have been in error having failed to take into account planning condition no. 3 of the planning permission for the development ref. 37081(R3). These development are shown in the photograph at **Appendix C**.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises altering the hip end roof over No. 1 to a gable, construction of a flat roof rear dormer and the insertion of two small high level roof lights within the existing front roofslope. These alterations will enlarge the habitable accommodation available at the property by the addition of a further bedroom with en-suite bathroom.

- 3.2 The new gable will be constructed externally in facing brick to match existing. New areas of pitched roof will be tiled to match existing and the rear dormer sides will be finished with hanging tiles to match the existing roof tiles.

- 3.3 The centrally placed window in the rear dormer will serve the proposed bedroom and the high level rooflights on the front elevation will serve the landing and the en-suite bathroom.

4.0 POLICY CONSIDERATIONS

Development Plan

4.1 The following development plan policies are relevant.

Policy CS14 Promoting high quality places and conserving our heritage

This policy includes the broad aim of requiring high standards of design that respect local context and character.

Policy DP24 Securing high quality design

This policy amplifies Policy CS14. Amongst other matters the policy requires alterations and extensions to existing buildings to reflect high quality design and consider the character, setting, context and the form and scale of neighbouring buildings. Such proposals are required also to consider the character and proportions of the existing building and the quality of materials used.

Supplementary planning guidance

4.2 The Council adopted in July 2015 supplementary planning guidance called Design CPG1. At Section 5 this deals with 'Roofs, terraces and balconies'. This guidance states that in considering roof alterations and extensions the main considerations should be:

- The scale and visual prominence.
- The effect on the established townscape and architectural style.
- The effect on neighbouring properties.

National planning policy

4.3 The Framework core principles include securing high quality design (paragraph 17). The operation of design control is referred to as follows at paragraph 60:

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however proper to seek to promote or reinforce local distinctiveness.

5.0 MAIN ISSUE

- 5.1 The main issue concerns the effect of the proposed development upon the character and appearance of the group of dwellings comprising nos. 1-7 Victoria Rise, Hilgrove Road.
- 5.2 During the LPA's consideration of the planning application it consulted six adjoining occupiers. No responses and no objections were recorded. In addition the LPA received no responses from any consultees concerning the proposed development.
- 5.3 As a matter of record the Planning Officer's Delegated Report concluded, following assessment, that the proposed development would not harm the amenity of neighbouring residents.

6.0 GROUNDS OF APPEAL

- 6.1 Whereas in a pure elevation view the development comprising 1-7 Victoria Rise has a symmetrical design solution this group of townhouses does not exhibit the uniformity in design and appearance which is typically associated with terraced housing. This is due to the varying roof profile, the forward projecting gables and the vertical division of each property by different coloured brickwork. Further to these considerations and bearing in mind the small scale of the roof in relation to the scale of the four storey elevations, the proposed change from a hip to a gable at No. 1 would not have a significant or harmful impact upon the character or appearance of the building, even in a pure architectural view of the front elevation.
- 6.2 In reality of course, the front elevation of Nos. 1-7 Victoria Rise is not visible in its entirety. Due to the length of the development, which is some 43m, combined with the row of substantial trees that lie between the development and the public highway, and the scale and proximity of development in the vicinity the development can never be seen in its entirety. Instead it is seen in a series of glimpsed views as one moves along the street. For the majority of the year those views are extremely limited due to the extent of leaf cover on the trees.
- 6.3 The area includes a wide variety of form, scale and design of buildings that include both flat and ridged roofs, hip ends, gables and dormers. In the context of this varied street scene the proposed development will not look, out of keeping or prominent.
- 6.4 Public views of the proposed new gable will be very limited as demonstrated by the photographs at **Appendix D**. When approaching the site from the west along Hilgrove Road the upper section of the west elevation of No. 1 Victoria Rise is visible (photograph D1). The proposal will be seen in this view in the context of the front gable at No. 2 Victoria Rise and the flat roof dormer at No. 17 Hilgrove Road. After passing beyond No. 1 and moving towards the east the proposed gable will not be visible in any public view. Due to perspective and the presence of trees the proposed development will not in practice be seen in the same view as No. 7 Victoria Rise, which is situated at the eastern end of this group of townhouses (photographs D2 and D3).
- 6.5 The proposed rear dormer will be similar in scale and appearance to the existing rear dormer at No. 4 Victoria Rise. In addition, it will not be dissimilar in appearance to the flat roof dormers on 3 sides of the roof of the neighbouring property No. 17 Hilgrove

Road **Appendix E**. Due to the scale and proximity of nearby buildings the proposed dormer will neither be visually prominent nor harmful to the townscape.

- 6.6 The proposed rooflights on the existing front roof slope by reason of their modest size and position high in the roofslope will have no harmful consequences for the character and appearance of this group of buildings.

7.0 CONCLUSION

- 7.1 It has been shown that, in practical terms, the loss of symmetry arising from the proposed hip to gable alterations, will not be perceived as such due to the inability to view the front elevation of this group of townhouses in its entirety. Furthermore, it has been demonstrated that the proposed development will not be visually prominent nor will it cause any practical harm to the character and appearance of this group of dwellings.
- 7.2 For these reasons it is considered that the proposed development respects the local context and the design solution respects the character, setting, context and the form and scale of neighbouring buildings. Accordingly, no conflict with development plan Policies CS14 and DP24 arises.
- 7.3 The proposed development will realise the planning benefit of efficiently enhancing the quality of accommodation within this sustainably located dwelling.
- 7.4 Therefore, the Inspector is respectfully requested to ALLOW this appeal and grant planning permission subject to the imposition of planning conditions as may be considered necessary controlling external materials.