

<b>Delegated Report</b> (Members Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 01/01/2016		
				<b>Consultation Expiry Date:</b> 25/12/2015		
<b>Officer</b>			<b>Application Number(s)</b>			
Patrick Marfleet			2015/6230/P			
<b>Application Address</b>			<b>Drawing Numbers</b>			
3 Aldenham Street London NW1 1PR			See draft decision notice			
<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 single storey roof extension to provide additional habitable space.						
<b>Recommendation:</b>		Refuse planning permission				
<b>Application Type:</b>		Full Planning Permission				
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice				
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses No. electronic	<b>00</b> <b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	Site notice: 04/12/2015 - 25/12/2015 No comments received.					
<b>CAAC/Local groups comments:</b>	N/A					
<b>Site Description</b>						
<p>The application site is located on the north western side of Aldenham Street close to its junction with Eversholt Street and relates to a 3 storey property. The building was originally an extension which formed part of 138 Eversholt Street. However, in 2007 permission was granted for the erection of an additional storey to the extension at the site and the division of the property into two separate units, now known as 1 &amp; 3 Aldenham Street, to create 5 self-contained flats at the site.</p> <p>Although not listed or situated in a conservation area the dwelling is located close to an attractive terrace of properties along Eversholt Street and faces the Grade II Listed St Mary's Church.</p>						

## Relevant History

**2006/5049/P Former 138, Eversholt Street** - Erection of a second floor extension and conversion to create 5 self-contained flats (Approved subject to s106).

Associated applications:

**2015/6223/P Flat 4, 1 Aldenham Street** - Erection of single storey roof extension to provide additional bedroom to second floor flat. (Recommended for refusal on design grounds).

## Relevant policies

**NPPF 2012**

**The London Plan March 2015, consolidated with alterations since 2011**

**LDF Core Strategy and Development Policies**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

**Camden Planning Guidance (2015)**

**CPG1 Design** - Section 5: Roofs, terraces and balconies.

**CPG6 Amenity** - Section 6 & 7: Daylight, sunlight, overlooking, privacy and outlook.

## Assessment

### 1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey roof extension to provide additional habitable space at the host property. The proposed extension would be 2.6m high, 3.8m wide, 5.6m deep with a 70 degree roof pitch and one dormer window facing out over Aldenham Street. The extension would be clad with slate tiles and would have traditional sash windows.

#### Revisions

- 1.2 The proposed development is considered unacceptable in design terms, particularly given the absence of any roof alterations to the neighbouring property at 1 Aldenham Street and the terrace of properties along the eastern side of Eversholt Street. As such no revisions to improve the scheme have been sought in this instance. The applicant was informed of this at the beginning of the application process and requested to proceed with the refusal of the application.
- 1.3 It is noted that the existing plans do not show the current arrangement of the front windows at the site. This application is for a roof extension only and does not include the alteration of the existing lower level windows.

### 2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

#### 2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.
- 2.2.2 Camden's Design guidance document (CPG1) states that roof extensions are acceptable where they are an established characteristic of the roof form of the group of buildings they are located within.
- 2.2.3 The application site was originally a two storey extension to the existing dwelling at 138 Eversholt Street with permission to build a third storey granted in 2006. However, despite these properties being divided into two separate dwellings and converted to flats, the building at 3 Aldenham Street still appears as a relatively modest and unimposing development within

the existing streetscape. Therefore, the addition of the proposed roof extension would represent a discordant and incongruous addition that would fail to appear subordinate and would have an overdominant impact on the appearance of the host property due to its siting, scale and design.

- 2.2.4 The property adjoins a residential terrace on the eastern side of Eversholt Street where the existing roofline remains unencumbered by development. There are no roof extensions on this side of the street and the properties along this terrace retain their original roof profile which are highly visible from the public realm along Eversholt Street.
- 2.2.5 It is noted that this application was submitted at the same time as another application for the same development to the adjoining property at No.1 Aldenham Street. However, whether considered individually or together, the proposed extensions would have an unacceptable impact on the character and appearance of the host property and surrounding area.
- 2.2.6 Whilst it is acknowledged that the host dwelling is located along on Aldenham Street and does not form an integral part of the aforementioned terrace, the proposed roof extension would still appear as an incongruous addition that would be out of context with the design and proportions of the building and the character of the surrounding area.
- 2.2.7 Subsequently, the size, scale, bulk and design of the proposed roof extension would represent a discordant and incongruous addition that would fail to appear subordinate and would have an unacceptable impact on the character and setting of the original and neighbouring properties. Furthermore, the prominent position of the site, on a corner plot of land at a large junction with high visibility from the public realm, further adds to the dominant and overbearing impact the proposed development would have on the character of the street scene and nearby listed buildings.

### 2.3 Amenity of neighbouring residential occupants

#### *Daylight / Sunlight / Outlook / Privacy*

- 2.3.1 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.
- 2.3.2 Due to its location within the existing roof of the property, the size, scale and bulk of the proposed roof extension is considered not to cause an undue loss of residential amenity to any neighbouring occupiers in terms of loss of light, outlook or privacy. Furthermore, the proposed dormer window would share the same outlook as the existing windows located on the floors beneath, which look out over the public highway of Aldenham Street, and would not lead to increased levels of overlooking as a result of their development.

### 3.0 **Recommendation**

- 3.1 The proposed single storey roof extension, by reason of its design, bulk, scale, visibility and location, would be detrimental to the character and appearance of the host building and surrounding area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

3.2 Refuse planning permission.

