

Delegated Report		Analysis sheet		Expiry Date:		19/02/2016	
		N/A		Consultation Expiry Date:		29/01/2016	
Officer				Application Number(s)			
Tessa Craig				2015/6903/P			
Application Address				Drawing Numbers			
37 and 39 Rudall Crescent London NW3 1RR				Design and Access Statement, 1083.01.00(-), 1083.01.04(B), 1083.02.01(B), 1083.02.02(A), 1083.01.03(C), 1083.03.03(B), 1083.01.24(I), 1083.02.22(C), 1083.02.21(C), 1083.03.13(F).			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of dormer to rear roof slope of each property							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	36	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 08/01/2015 and a press notice 36 neighbours were consulted by letter. No responses were received.					
CAAC/Local groups* comments: *Please Specify		Hampstead CAAC- no response received.					

Site Description

The site includes two, two storey terrace houses, located within a row of 5 to the north side of Rudall Crescent. The group creates an appealing contrast to its Victorian neighbours forming a continuous two-storey terrace with white painted wood cladding, set back behind a brick wall with painted timber cladding to the first floor front under sloping roofs covered with interlocking concrete tiles.

The buildings are not listed but lie within the Hampstead Conservation Area. Number 31-39 are considered to make a positive contribution to the Hampstead Conservation.

Relevant History

2013/0824/P - Excavation to create new basement levels with front lightwells, conversion of garages to provide additional habitable space, extensions at rear ground floor level, replacement front boundary wall, alterations to front elevation and associated works to two dwellings (Class C3). Granted, 04/02/2015.

2015/1168/P - Alterations including installation of aluminium double glazed doors and windows at basement (front) and aluminium double framed windows and doors at ground and first floor level (front and rear) and installation of rooflights at rear roof level. Granted, 16/09/2015.

2015/6896/P - Installation of aluminium, double glazed windows to front and rear facades and the installation of five roof lights to the rear roof pitch replacing three existing rooflights to each property. Currently being processed.

No.35 Rudall Crescent

2015/6488/P - Erection of a rear dormer roof extension. Refused, 19/02/2016.

Relevant policies

DF Core Strategy and Development Policies for applications

Core strategy:

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

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 2013:

CPG1 (Design) Pages 9-14 and 35-38

CPG6 (Amenity) Pages 25-38

Hampstead Conservation Area Statement 2001

Pages 28, 62 and 63

London Plan 2015 consolidated with amendments since 2011

Policies 7.4, 7.6 and 7.8

National Planning Policy Framework 2012

Paragraphs 14, 17, 56-66 and 126-141

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of dormers to the rear roof slope of each property. The proposed dormers would be lead clad, flat roofed with aluminium framed windows. The dormers would be 3.7m wide and 2.2m high in elevation. In section, the dormers would be 1.1m below the roof ridge and 0.7m above the roof eaves.

2.0 Assessment

- 2.1 The main considerations in relation to the proposal are the design and impact on the conservation area and the impact in terms of amenity. 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. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2 CPG1 design guidance advises roof alterations are likely to be acceptable when: *there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;* and that alterations will be unacceptable where *complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design.* The guidance further states dormers will not be acceptable where they are introduced to an unbroken roofscape.
- 2.3 The Hampstead Conservation area statement advises *great care therefore has to be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows. In many instances there is no further possibility of alterations.*
- 2.4 The proposed dormers would be set within a group of five properties none of which have previously been extended. . All have rooflights however these may have been an original feature on the properties as all are of the same size and in the same location. The group are noted in the conservation area statement as *creating an appealing contrast to its Victorian neighbours forming a continuous two-storey terrace with white painted wood cladding, set back behind a brick wall.*
- 2.5 *It is considered that the principle of a roof extension on the property would be inappropriate and unacceptable. Any form of roof addition would cause harm to the uniform appearance of the terrace. It is acknowledged that this application includes two properties and there is a current application for No.35 which also proposes a dormer. However this is not considered to justify allowing the works given the harm this would cause to the integrity of the terrace.*
- 2.6 *It is also important to note that the proposed dormers would not be of the same scale, therefore they further add to the inconsistent appearance of the terrace, which would harm to the host buildings and the character and appearance of the conservation area.*
- 2.6 *In terms of the detailed design of the proposed dormers, neither dormers are considered to be proportionate to the existing building and would appear overly dominant in an elevated location by virtue of the proposed width and height. The windows within the dormer would bear no relation to the windows in the elevation below, further adding to their incongruous appearance in the context of the parent building.*
- 2.7 *In light of the above it is considered that the proposed dormers are an unacceptable form of development that would fail to provide the high quality design expected by DP24 and would not preserve or enhance the character and appearance of the conservation area as required by DP25*

and it is recommended planning permission is refused on grounds of design.

2.5 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 and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree." The proposed dormers are not considered to result in overlooking or loss of light and are considered acceptable in terms of impact on amenity.

3.0 Recommendation: Refuse Planning Permission