

Delegated Report		Analysis sheet		Expiry Date:		03/03/2016	
		N/A / attached		Consultation Expiry Date:		04/02/2016	
Officer				Application Number(s)			
Kate Phillips				i) 2015/7294/P ii) 2016/0130/L			
Application Address				Drawing Numbers			
Flat 1, 6 Lyndhurst Gardens London NW3 5NR				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of dormer window on side (Western) roof slope							
Recommendation(s):		i) Refuse Planning Permission ii) Refuse Listed Building Consent					
Application Type:		i) Full Planning Permission ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	22	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		Site notices and press notices were displayed on 14/01/2016 (consultation end date 04/02/2016). No responses have been received.					
CAAC/Local groups comments:		N/A					

Site Description

The application site is Flat 1, 6 Lyndhurst Gardens, which is in on the top floor, in the roof space. No. 6 Lyndhurst Gardens (along with the garden walls and gate piers) is Grade II listed. The listing description is as follows:

“Formerly known as: Tintern LYNDHURST GARDENS. Detached house. c1886. By Harry B Measures. For William Willett and Son, builder-developers. Red and grey-blue bricks with rubbed brick dressings and tile-hanging. Timber windows, tiled roof. 3 full storeys. Front an asymmetrical composition in Queen Anne style, with 2 pairs of canted bay windows rising through in a polygonal cap to right. Chequerboard brickwork between ground and first storeys on flanks, some cut down. Steeply hipped roof. Windows partly casements, partly sashes, with small panes in upper portions (some changed). INTERIOR not inspected. SUBSIDIARY FEATURES: dwarf garden wall in front with plinth, buttresses and polygonal piers at ends and in centre topped by terracotta finials. The Willett houses in Lyndhurst Gardens form a compact and powerful group.”

The application site is within the Fitzjohns Netherhall Conservation Area.

Relevant History

2011/0302/L - Listed Building Consent - Internal alterations to ground floor flat including alterations to the layout and the formation of new openings. - Granted 25-03-2011

2010/4213/P - Erection of a single storey outbuilding to the rear of a residential flat (Class C3) - Granted 29-11-2010

2006/5385/P - Erection of a single storey side extension at garden level to provide additional accommodation for the basement flat and external alterations to doors and windows. - Granted 09-03-2007

2006/5386/L - Listed Building Consent - Erection of a single storey side extension at garden level to provide additional accommodation for the basement flat, internal alterations and external alterations to doors and windows. - Granted 09-03-2007

2005/2347/P - Erection of a side and a rear extension at garden level to provide additional habitable accommodation for the basement flat, and external alterations to doors and windows to the side and rear elevations. - Granted 30-09-2005

2005/2348/L - Listed Building Consent - Erection of a side and a rear extension at garden level to provide additional habitable accommodation for the basement flat, internal alterations and external alterations to doors and windows to the side and rear elevations. - Granted 30-09-2005

9400256 - Application for a Certificate of Lawfulness for an existing use as five self-contained flats.- Grant Established Use Certificate 08-07-1994

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

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

Camden Planning Guidance

CPG1 Design (2015)

Chapter 2 (Design excellence)

Chapter 3 (Heritage)

Chapter 4 (Extensions, alterations and conservatories)

CPG6 Amenity (2011)

Chapter 6 (Daylight and sunlight)

Chapter 7 (Overlooking, privacy and outlook)

Conservation Area Statement – Fitzjohns Netherhall February 2001

Assessment

1. Proposal:

1.1 This application seeks planning permission and Listed building consent for an additional dormer window to match the existing dormer window on the western (side) roof slope of the building.

1.2 The proposed new dormer would be sited towards the front of the host building, behind the existing chimney stack. It would match the existing dormer in terms of size and external appearance.

2. Impact on the character and appearance of the host building (Grade II listed) and the wider area (including the Fitzjohns Netherhall Conservation Area)

2.1 The application site is within the Fitzjohns Netherhall Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, under Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990.

2.2 The host building is Grade II listed and the Council has a statutory duty, under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

2.3 The Fitzjohns Netherhall Conservation Area Statement (FNCAS) notes that a key feature of mid to late Victorian architecture is the visibility of the roof and roofs are an important and conspicuous element of the Fitzjohns Netherhall Conservation Area, with mid to late Victorian architecture dominating the profile of the skyline. In this case, the roof of the host building is prominent in views along Lyndhurst Gardens and therefore any works thereto could impact on the character and appearance of the host building and the wider area.

2.4 The FNCAS sets out guidelines for development in the conservation area (Referenced as F/N 1- 41). F/N15 notes that roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building;
- The property forms part of a group or terrace which remains largely, but not necessarily completely unimpaired;
- The property forms part of a symmetrical composition, the balance of which would be upset;
- The roof is prominent, particularly in long views;
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.

2.5 F/N16 specifically notes that dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

2.6 The proposal would fail to comply with the FNCAS guidelines insofar as the host building remains largely unaltered as viewed from the front and it forms part of a wider group of relatively unimpaired buildings (Nos. 4-16 even Lyndhurst Gardens).

2.7 Furthermore, whilst the proposed dormer window has been designed to match the existing dormer in terms of size and external appearance, due to its siting on the roof slope it is considered that the new dormer would appear at odds with the chimney stack and the proposal would result in an overly 'cluttered roofscape', to the detriment of the character and appearance of the host building.

2.8 The proposal also fails to comply with F/N15 insofar as the roof slope is prominent in long range views from the west, which means the proposed dormer would be highly visible in the street scene along Lyndhurst Gardens.

2.9 Overall, it is considered that the proposed new dormer represents an inappropriate form of development, which would have a harmful impact on the special architectural and historic interest of the Grade II listed building. The proposal would also fail to preserve and enhance the character and appearance of the Fitzjohns Netherhall Conservation Area.

3. Impact on the visual and residential amenities of the neighbouring properties

3.1 Policy DP26 notes that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

3.2 There are no dormer windows on the east-facing roof slope of No. 4 Lyndhurst Gardens and therefore overlooking would be unlikely to pose a problem. In any event, views from the new dormer would not be dissimilar to the views already available from the existing dormer.

3.3 Neither is the proposal likely to cause harm by virtue of loss of sunlight/daylight or outlook, or by overbearing impact, taking into account the scale of the proposed dormer and its siting.

3.4 The proposal is considered to be acceptable in this respect.

Recommendation: Refuse planning permission and Listed Building consent.