

Delegated Report		Analysis sheet	Expiry Date:	14/03/2016
		N/A / attached	Consultation Expiry Date:	03/03/2016
Officer			Application Number(s)	
Oluwaseyi Enirayetan			2016/0262/P	
Application Address			Drawing Numbers	
Flat 4 1 Lancaster Drive London NW3 4EY			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Enlargement of existing front dormer.				
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	08	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 10/02/2016 to 02/03/2016</p> <p>A press notice was published 11/02/2016 expired 03/03/2016</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Belsize CAAC objected/Comment on the following grounds;</p> <ul style="list-style-type: none"> • Dormer is closer to the edge of the front roof than the old one • New dormer is within the Camden Planning Guidance of half a metre. • Placing of the new structure is awkward, and has no relationship with the windows of the front facade beneath. • Overall it will appear too large compared with the area of the front roof space. 					

Site Description

The application site relates to the top floor maisonette flat. It is an end of terrace property situated on the corner of Lancaster drive at the junction of Belsize Square and Lambolle Road. The property is within the Belsize Park Conservation Area and in the Belsize Conservation Area Statement is identified as making a positive contribution to the character and appearance of the conservation area. The building is not listed.

Relevant History

29268 - The erection of a wall 1.14m high and 10.05m long on top of the existing wall at the side of the house. - **Granted 11/12/1979**

PW9703088 - Erection of extension at front and side of house at basement level and alterations to front steps. - **Refused 04/02/1998**

PWX0002594 - Alterations at roof level including new rooflights to the side roofslope, rear dormer extension to provide a door and the erection of railings at the rear in connection with the use of an area of flat roof as a terrace. – **Granted 09/10/2000**

PWX0103311 - The erection of a single storey side extension at basement level, and creation of dustbin storage area at side ground level. - **Refused 12/06/2001**

Relevant policies

National Planning Policy Framework 2012

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

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

CPG1 (Design) – 2015

CPG6 (Amenity) – 2011

Belsize Conservation Area Appraisal and Management Strategy – adopted November 2002

Assessment

Proposal

Planning permission is sought for the replacement and enlargement of existing dormer to front roof slope

Assessment

The principal considerations material to the determination of this application are;

- a) The design and impact on the appearance of the host building, and on the character and appearance of the conservation area
- b) Neighbour amenity.

Design

Along the terrace and surrounding areas are varying types, styles and sizes of front dormer. The enlarged front dormer at No 3 Lancaster Drive adjacent to the proposed site was unauthorised and has been in place for over 4years.

According to policy DP24 "Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals". This is also reiterated in Camden's Planning Guidance which provides specific advice on the assessment of applications for roof level alterations or extensions. In paragraph 5.13 states that 'the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind'.

The Belsize Conservation Area Statement Guidelines BE26 relate to roof extensions and alterations, and state that roof extensions and alterations which change the shape and form of the roof can have a harmful impact on the Conservation Area and are unlikely to be acceptable where the roof is prominent, particularly in long views. The site sits on with Lancaster Drive to the south east and Belsize Square to the north west. Belsize Conservation Area statement cautions against overly large and inappropriate proportioned dormers.

The proposed replacement front dormer would result in an increased size from 1.2m (height) x 1.3m (width) x 2.2m (depth) to 1.6m (height) x 2.4m (width) x 2.8m (depth) and would be located in the middle of the roof slope. The proposed dormer is closer to the edge of the hipped roof and complies

with guideline in CPG1 (Design) where it sits 500mm from ridge. However, according to CPG1 (Design), dormers should appear as separate small projections on the roof surface and should be aligned with windows on the lower floors and be of a size subordinate to the windows below. This proposal contradicts guidance and would instead dominate the roof due to its large proportion thus spoiling the aesthetic quality of the roof and property.

Amenity

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

By virtue of its scale and siting in context with adjoining properties, the dormers would not result in an unacceptable loss of light to neighbouring properties

The proposed dormer is considered to comply with the guidance set out in CPG 6 (Amenity) and Policy DP26.

Conclusion

It is considered that the enlarged front dormer extension would occupy a significant portion of the remaining roof, resulting in additional massing and bulk on the roof which would fail to respect the scale and proportion of the host building and conservation area.

Recommendation: Refuse on design grounds.