

## **Appendix**

Relevant similar developments in the local area (see Map 1):

### **64 Loveridge Rd (2012/3108/P)**

22/06/2012; (Frontage width= 5m)

This application is especially relevant as it is a near identical proposal in the same terrace as our property. The buildings and proposed developments are of the same style, scale and character, both requiring full planning permission and lying within the same locality. As with our proposal, the dormer is set in from all sides by 500mm and permission was granted citing the fact that it complied with, amongst other policies, CS5 and DP24.

### **Flat 8, 148 Iverson Rd (2011/2808/P)**

20/06/2011

This property is on a neighbouring street and is of similar dimensions, design and construction. The granted dormer is set in by 500mm from all sides and was deemed to comply with policies CS5 and DP24.

*“The design has been revised so it complies with Camden Planning Guidance and it cannot be seen from the public realm. The windows are slightly unbalanced, but their lack of alignment with the fenestration below is due to the constraints of the internal layout of the attic accommodation and is considered acceptable in this instance.”*

### **168C Maygrove Road (2015/1567/P)**

13/04/2015; (Frontage = c.5.2m)

This property is on the neighbouring street and is of a similar size and location. The dormer is different from our proposal for reasons of internal layout, however the reasons for acceptance are still relevant.

*“The majority of the buildings within the terrace have rear box dormers, including the adjacent properties at 166 and 170 Maygrove Road which benefit from structures that occupy the majority of the roofslope. Based on the prevailing pattern of development and **(Note A)** given that the proposed rear dormer would be subordinate within the roofslope and maintain a 500mm setback from the ridge, side walls and eaves of the building, it is considered to be acceptable in terms of its design and appearance in the immediate and surrounding context.”*

The lack of listed status or conservation area was also noted, as were the minimum space standards set out in the London Plan (Table 3.3) and CPG2.

### **63 Sumatra Road (Application Ref 2015/2606/P):**

13/05/2015

Less than 6 months prior to our application, planning permission was granted for a very similar scheme. In granting permission, the planning officer noted **the dormer would not dominate the roofscape**, nor appear out of character. They also noted the scheme complied with the 500mm space around the dormer.

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### Flat B, 2 Smyrna Road (2013/1116/P) – Appeal Ref APP/X5210/A/13/2198424:

22/03/2013; (Frontage = c.5.3m)

This concerns a similarly sized, terraced property however the application was for a much larger dormer with next to no set in from any direction. This was rejected by Camden Council for similar reasons to ours, as well as concerns about the unimpaired roofline of this terrace. At appeal the dormer was allowed, stating:

*“In addition, whilst the neighbouring dormer appears to have been erected under permitted development rights, the Council contends that its presence should not be used as a precedent as the Council has very little control over such development. **(Note D) Nevertheless, the purpose of such rights is to give freedom from detailed control development which will be acceptable in the great majority of cases. I therefore consider that the presence of the neighbouring dormer is a material consideration which weighs in favour of the scheme.**”*

*Camden Planning Guidance: Design (CPG1) is a Supplementary Planning Document which, amongst other matters, states that roof alterations or extensions are unlikely to be acceptable where a terrace has a roof line that is largely unimpaired, that a 500mm gap is usually required between the dormer and the ridge and that full-length dormers will be discouraged. **Whilst the degree of set-down from the roof appears to fall just short of this guidance and the dormer would cover most of the available roof space, I have concluded above that this would not result in significant harm to the character of the area or to the host property.**”*

The lack of public views was also noted in its favour.

### Flat C, 11 Gladys Rd (2011/5012/P)

23/11/2011

Dormer set in by 500mm from the sides but less than our proposal from the eaves.

*“**(Note B) The proposed dormer is considered to be well proportioned as it would be set in from the ridge, both sides and from the eaves below in line with recommended dimensions.** The openings within the proposed dormer would relate to the openings on the elevation below in terms of form, size and position. **Neighbouring properties including No. 13 Gladys Road and 15 and 17 Kylemore Road have dormer extensions a similar scale to that proposed here, although the dormer and roof terraces erected to the rear of the properties on Kylemore Road would appear to have been created under Permitted Development Rights**”*

### 13 Kingsgate Rd (2012/2883/P)

18/06/2012; (Frontage = c.5.3m)

Dormer set in from the sides by 500mm but less than that from the ridge.

*“Many of the properties in the terrace and the properties on Mazenod Avenue which back onto the application site have roof extensions including dormer windows. **The positioning, size and bulk of the proposed dormer window would not appear dissimilar to the existing rear dormer extensions in the vicinity of the site.**”*

***(Note E) CPG1 – Design provides detailed guidance on roof dormers. It states that roof dormer should be sensitive changes which maintain the overall structure of the existing roof form. The proposed dormer has been amended during the course of the application in order to comply with this guidance. The dormer has been set in from the side boundaries and the eaves of the roof by 500mm. The height of the dormer has also been reduced and would now sit 300mm below the ridge. The guidance states that dormer should be set down from the ridge by 500mm. This would not be possible in this instance without adversely affecting the floor to ceiling height within the roof space. However, it is considered that the dormer is sufficiently set down to ensure the proposal would not undermine the structure and form of the original roof. As such, on balance the width, height and bulk of the extension are***

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*considered acceptable. The proposed rear dormer extension would not be open to public views and **(Note C) its positioning, size and bulk is considered to be subservient to the existing roof profile***

*The fenestration on the rear elevation of the dormer has also altered during the course of the application. It was originally proposed to have three windows across the dormer. This was considered to result in a cluttered appearance which did not relate to the fenestration below. It is now proposed to have two timber sash windows which align with the windows on the elevation below. This will ensure that the dormer extension relates well to the application property. “*

Additionally the report cited the London Plan minimum space standards in reference to the quality of the design.

### 21C Kingsgate Rd (2013/0663/P)

18/02/2013

*“The proposed scheme now **sits off the side parapet boundary walls and ridge by 500mm** and sits off the eaves by 600mm and therefore, falls in line with Camden’s design Guidance. Several of the properties in the local area have been altered and extended to accommodate roof terraces, rear dormer extensions and rooflights. **The positioning, size and bulk of the proposed rear extension would be similar to existing rear dormer extensions, such as 28 and 30 Mazenod Avenue at the rear”***

### Flat 2, 36 Burrard Rd (2012/5857/P)

20/11/2012

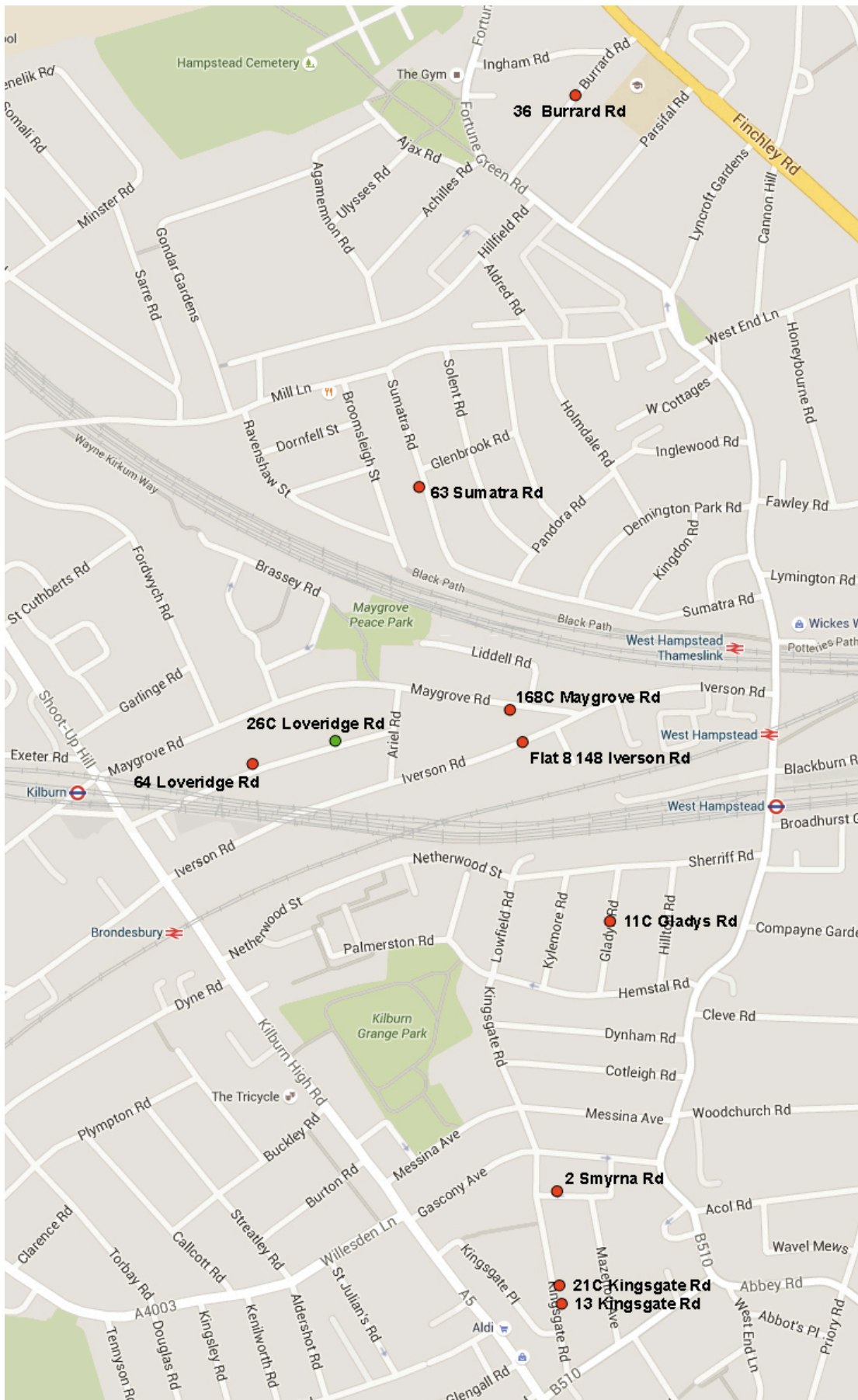
Set in less than 500mm but still deemed acceptable, citing CS5 and DP24.

*“2.2 Camden’s design guidance states that roof extensions are acceptable where they create an established pattern and where further development would not cause additional harm. **The proposal has been amended to follow Camden’s Design Guidance 2011 which requires dormers to be designed so that they do not dominate roof slopes on which they are located. (Note F) The dormer has been reduced in size so that a proportion of rear roofslope will be visible over longer views.***

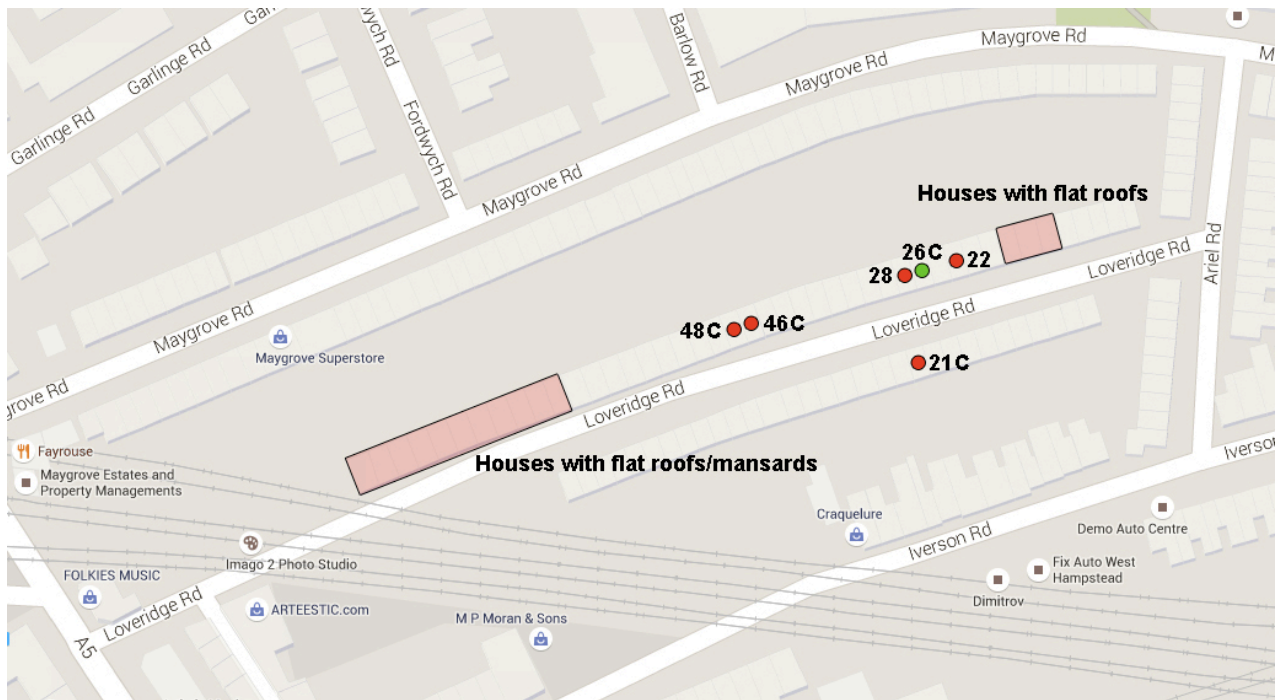
## **Maps (see below)**

Map 1 – location of relevant planning permission applications and appeals

Map 2 – similar applications on Loveridge Road and alternative roof constructions



Map 1: location of relevant local planning applications/appeals



**Map 2: locations of additional similar planning applications on Lovridge Rd, as well as buildings with different roof constructions.**

**National Described Space Standard Table 1 / The London Plan Table 3.3**

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

number of bedrooms	number of bedspaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
studio	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

**Notes:**

1. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. \*Where a studio has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
2. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room).
3. Built-in storage areas are included within the overall GIA and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.