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|---|--|---|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>                       |  | <b>Analysis sheet</b>   |           | <b>Expiry Date:</b>              |           | 27/04/2016                          |           |
|   |  | N/A / attached  |           | <b>Consultation Expiry Date:</b> |           | 31/03/2016                          |           |
| <b>Officer</b>                                |  |   |           | <b>Application Number</b>        |           |                                     |           |
| Oluwaseyi Enirayetan                          |  |   |           | 2016/0940/P                      |           |                                     |           |
| <b>Application Address</b>                    |  |   |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 11 Chalcot Road<br>London<br>NW1 8LH          |  |   |           | Refer to decision notice         |           |                                     |           |
| <b>PO 3/4</b>                                 |  | <b>Area Team Signature</b>  |           | <b>C&amp;UD</b>                  |           | <b>Authorised Officer Signature</b> |           |
|   |  |   |           |                                  |           |                                     |           |
| <b>Proposal</b>                               |  |   |           |                                  |           |                                     |           |
| Erection of front and rear dormer extensions. |  |   |           |                                  |           |                                     |           |
| <b>Recommendation:</b>                        |  |   |           |                                  |           |                                     |           |
| <b>Application Type:</b>                      |  | Householder Application   |           |                                  |           |                                     |           |
| <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>03</b> | No. of responses                 | <b>01</b> | No. of objections                   | <b>00</b> |
| <b>Summary of consultation responses:</b>     |  | <p>A site notice was displayed from 04/03/2016 to 25/03/2016 and a press notice was published 10/03/2016 and expired 31/03/2016.</p> <p>An objection was received from the occupier of No. 12 Chalcot Road raising concerns that the front dormer windows would not be in character with the facade of the building and would be inappropriate in a conservation area.</p>  |           |                                  |           |                                     |           |
| <b>CAAC/Local groups comments:</b>            |  | <p>Primrose Hill CAAC <b>objected</b> on the following grounds;</p> <ul style="list-style-type: none"> <li>• The proposed front mansard extends the so-called dormers across the full width of the main elevation, directly contrary to design guidance.</li> <li>• The proposal would make the roof overly dominant on the building.</li> <li>• Would be disruptive to the unity of the terrace</li> <li>• It would set a very damaging precedent</li> <li>• The building up of the rear wall is also directly contrary to Camden design guidance</li> </ul> |           |                                  |           |                                     |           |

## Site Description

The application relates to a three-storey plus basement, mid-terrace building on the northern side of Chalcot Road. The property is within the Primrose Hill Conservation Area and is identified in the Primrose Hill Conservation Area as making a positive contribution to the character and appearance of the conservation area. The building is not listed.

## Relevant History

**16831** - Change of use of house at 11 Chalcot Road, NW1, involving works of conversion to form a self-contained basement flat, and a maisonette on 3 upper floors, and addition of conservatory at rear of first floor – Refused 14/11/1973.

**17933** - Change of use of 11 Chalcot Road N.W.1, involving works of conversion, to form a self-contained basement flat, and a maisonette on the three upper floors. – Granted 13/02/1974.

**8601146** - Addition of a roof extension to accommodate a terrace and an additional bedroom – Granted 10/09/1986.

**PE9900083** - The erection of a single storey rear conservatory and replacement of basement and ground floor windows in rear wing – Granted 18/03/1999.

## Relevant policies

### National Planning Policy Framework 2012

### The London Plan March 2015

### 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) July 2015, Chapter 5 (roofs, terraces and balconies)

CPG6 (Amenity) September 2011, chapter 7

**Primrose Hill Conservation Area Appraisal and Management Strategy** – adopted December 2000  
– Roof extensions PH18 to PH23.

## Assessment

### Proposal

Planning permission is sought to extend the existing roof level extension to enclose the front terrace area and the addition of front and rear dormers.

### 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 the character and appearance of the conservation area; and
- b) Neighbour amenity.

### Design

Policy DP24 states the council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings; and
- b) the character and proportions of the existing building, where alterations and extensions are proposed.

In Paragraph 24.7, it also requires development to consider:

- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations; and
- the wider historic environment and buildings, spaces and features of local historic value.

Paragraph 24.13 further advises that 'Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation'.

In considering development, paragraph 24.13 also advises that 'Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.' This is reiterated in Camden's Planning Guidance (CPG1) which provides specific advice on the assessment of applications for roof level alterations or extensions. In paragraph 5.13 it 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'.

Paragraph 5.8 of CPG1 also states that a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

Policy DP25 further advises that 'in order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas; and

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area’.

PH18 of the Primrose Hill Conservation Area Appraisal and Management Strategy also advises that roof extensions and alterations ‘can have a harmful impact on the Conservation Area and 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 and views from the parks; and
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent’.

PH20 also states ‘where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group’.

There are a number of roof extensions present on Chalcot Road and the host property has itself previously been extended at roof level by planning permission (ref. 8601146) granted in 1986. The majority of these have been designed as mansard style roof extensions and are set back from the front parapet sitting comfortably with the host property and not appearing overly dominant within the streetscene. There are, however, some examples of roof extensions, such as at No.13 granted permission in 1988, which by reason of their scale and design, sit somewhat uncomfortably with the established pattern of dormer development seen.

The terrace, which this application forms a part of, has balconies with roof extensions set back from the front elevation which are designed in accordance with policy. The proposal includes extending the existing roof level extension to enclose the front terrace area and the addition of front and rear dormers. The enclosure of the front terrace area and the front dormers proposed would make the existing roof extension more visible from Chalcott Road and would appear overly bulky unbalancing the appearance of the terrace. The design of the front dormers would also fail to relate to the windows below being wider and the extension would sit uncomfortably with the host building and neighbouring properties.

The proposed rear dormers would extend up to the rear wall. This would also appear overly bulky and visible in views from Egbert Street and would unbalance the roof form of the host building and other adjacent roofs along the terrace.

The proposed development, by reason of its design, bulk, scale and location, would therefore dominate the roof and would be harmful to the host building, the terrace and the streetscene, particularly due to its visibility both from Chalcott Road and Egbert Street, and detrimental to the character and appearance of the Primrose Hill Conservation Area.

### **Amenity**

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” and that the Council will “aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.”

The proposed extension to the existing roof extension is not considered to harm the amenity of neighbouring properties due to its location within the roofslope.

### **Conclusion**

The proposal would be out of keeping with front and rear elevations and roofline of buildings within this terrace. It would harm the character and appearance of the host building and fail to preserve or enhance the character and appearance of the Primrose Hill Conservation Area.

### **Recommendation: Refuse for the following reason:**

1. The proposed development, by reason of its design, bulk, scale and location would be detrimental to the character and appearance of the host building, the terrace and streetscene and the character and appearance of the Primrose Hill Conservation 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 policies DP24 (Securing high quality design) and DP25 (Conserving Camden’s heritage) of the London Borough of Camden Local Development Framework Development Policies.