

Delegated Report		Analysis sheet		Expiry Date:		18/05/2016	
		N/A		Consultation Expiry Date:		12/05/2016	
Officer				Application Number(s)			
Tessa Craig				2016/1595/P			
Application Address				Drawing Numbers			
10 Savernake Road London NW3 2JP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Variation of condition 3 (approved plans) of planning permission 2015/3386/P dated 08/09/2015 (for Installation of dormer window in rear roofslope and rooflights to front roofslope), namely replacement of windows with French doors and creation of inset roof terrace with railings.							
Recommendation(s):		Refuse Variation of Condition					
Application Type:		Variation or Removal of Condition(s)					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		<p>A site notice was displayed 15/04/2016- 06/05/2016 and a press notice was advertised on 21/04/2015. Twelve neighbours were notified of the proposal by post.</p> <p>14 Savernake Road has objected to the proposal:</p> <ul style="list-style-type: none"> • Dormer does not fit Victorian/Edwardian property; • Overbearing; • Overlooking. 					
CAAC/Local groups* comments: *Please Specify		Mansfield CAAC- no response received.					

Site Description

The subject site is located on the north side of Savernake Road and is an end of terrace property which is subdivided into two flats. The subject flat occupies the upper floors. The property is within the Mansfield Conservation Area and is noted as a positive contributor to the area but is not a listed building. There is an access to the west of the property into Hampstead Heath and from the access and the Heath views of the rear elevation of the terrace can be made.

Relevant History

2015/3386/P- Installation of dormer window in rear roofslope and rooflights to front roofslope. Granted, 08/09/2015. Yet to be built.

14 Savernake Road- 8804239- Conversion into 3 two bedroom units with terrace at rear second floor level a roof extension including balcony to the rear and minor elevational alterations at the rear. Granted, 13/12/1988.

Relevant policies

LDF Core Strategy and Development Policies

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) Chapters 2, 3 and 5

CPG6 (Amenity) Chapters 6 and 7

Mansfield Conservation Area Appraisal and Management Strategy 2008

Pages 7, 8, 28, 29

London Plan 2016

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 This application seeks to vary the approved plans associated with planning permission 2015/3386/P for the 'Installation of dormer window in rear roofslope and rooflights to front roofslope' granted on 08/09/2015 given in condition 3:

The development hereby permitted shall be carried out in accordance with the following approved plans:

DPL.99., DPL.01. Revision A, DPL.02. Revision A, DPL.03. Revision A, DPL.05. Revision A, DPL.06. Revision A, DPL.07. Revision A, DPL.08. Revision A, DPL.09. Revision A, DPL.10. Revision A, DPL.11. Revision A, DPL.12. Revision A and DPL.13. Revision A.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 1.2 The proposed changes to the development are replacement of a window with double full height glazed access doors and installation of a roof terrace accessed from the approved dormer. The terrace would include a 1.1m high metal railing which would extend to the edge of the roof slope. The terrace would be 3.2m wide and 1.4m deep (4.48m²).

2.0 Assessment

- 2.1 The main considerations in relation to the changes are the revised design and the impact on amenity.

Design

- 2.2 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.
- 2.3 CPG1 (Design) cites, *alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation. Full length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.*
- 2.4 CPG1 Design guidance advises:
Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.
- 2.5 *Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:*

- *detailed design to reduce the impact on the existing elevation;*
- *careful choice of materials and colour to match the existing elevation;*
- *possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;*
- *possible use of screens or planting to prevent overlooking;*
- *habitable rooms or nearby gardens, without reducing daylight; and*
- *sunlight or outlook; and*
- *need to avoid creating climbing opportunities for burglars.*

2.6 The CPG1 Design guidance further goes on to say:

A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- *The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.*
- *A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace. It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.*
- *Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.*
- *It should not result in overlooking of habitable rooms of adjacent properties.*

2.7 *When a terrace is provided within the slope of a pitch, the adjacent tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than a dormer opening. A terrace may be acceptable behind an existing parapet. Where the height of the parapet is less than 1.1m, a railing will be required to fulfil Building Regulations.*

2.8 The Mansfield Conservation Area Appraisal and Management Strategy advises the properties in Savernake Road are *solid three-storey Victorian family houses of remarkable uniformity which have kept their original external features, and provide a coherent example of late 19th century urban residential development.* The statement identifies Savernake Road as terrace rows of largely unaltered roofscape and that roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition.

2.9 The rear elevation of the subject property is widely visible from the side access to the Heath. Whilst it is acknowledged a roof terrace is present at 14 Savernake Road, a search of Council records reveals this was granted permission in 1988, prior to the road becoming part of a conservation area and prior to the current policies and design guidance. In the group of 14 properties to the east of the subject site, number 14 is the exception in terms of a roof terrace off a dormer. To the west, there do not appear to be any roof terraces off rear dormers.

2.10 Whilst the dormer granted permission under 2015/3386/P was sympathetically designed, the revised proposal including the roof terrace would be an incongruous addition to the rear façade at high level which would add bulk and be harmful to the host building and conservation area. The terrace would extend almost to the edge of the roof slope and the railings would not be setback behind the line of the roof slope, the elevation would be adversely affected, contrary to CPG1 Design guidance. Although the roof terrace would be at the rear of the property, it would be visible from the access to the Heath in views toward the rear of the property. Overall, the design and additional bulk and clutter provided by the balustrades are considered unacceptable and harmful to the rear elevation of the host

building and the conservation area.

Amenity

- 2.11 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."
- 2.12 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
- Living rooms;
 - Bedrooms;
 - Kitchens; and
 - The part of a garden nearest to the house."
- 2.13 Given the approved dormer under permission 2015/3386/P already includes windows in the rear elevation; it is not considered additional overlooking would occur as a result of the revised proposal. Views from the terrace would be to the rear garden of the subject site and neighbouring gardens; however there would be no direct overlooking into any residential windows and the proposal is considered acceptable in this regard. The revised proposal would not result in loss of light due to the location of the dormer and terrace within the roof slope at high level.

3.0 Recommendation

- 3.1 Refuse variation of condition 3.