

Delegated Report		Analysis sheet	Expiry Date:	15/04/2016
		N/A / attached	Consultation Expiry Date:	07/04/2015
Officer			Application Number(s)	
Shane O'Donnell			2016/0931/P	
Application Address			Drawing Numbers	
109 Goldhurst Terrace London NW6 3HA			PR-LF_RF, PR-Sections, PR-Elevations, Design and Access Statement, Location Plan.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a mansard roof including installation of 3 front dormer windows and 3 rear dormer windows and one rooflight.				
Recommendation:		Refused and Warning of Enforcement Action to be taken		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	57	No. of responses	09	No. of objections	09
Summary of consultation responses:	<p>The owners/occupiers of neighbouring properties 5, 7, 9, 13, 11, 15 Fairfax Place, 48 Canfield Gardens, 10d Fairhazel Gardens, 111 Goldhurst Terrace have objected to the revised proposals for the following reasons:</p> <ul style="list-style-type: none"> -The height of the building is higher than the original <i>(Officer's Response: Please see paragraphs 3.3 and 3.4 below)</i> -The proposed roof design would be out of character with the surrounding area. <i>(Officer's Response: Please see paragraphs 3.3 and 3.4 below)</i> -The proposed development will damage the outlook of neighbouring properties <i>(Officer's Response: Please see paragraphs 4.2 and 4.5 below)</i> -The proposed openings will create additional overlooking of neighbouring amenities <i>(Officer's Response: Please see paragraphs 4.2 and 4.5 below)</i> -The proposed roof extension will have an overbearing impact on neighbouring properties. <i>(Officer's Response: Please see paragraphs 4.2 and 4.5 below)</i> 					
Hampstead CAAC	No Comment					

Site Description

The host dwelling is a 2 storey detached mews building on a plot of land on the east side of Goldhurst Terrace at the rear of the main row of townhouses. The host dwelling is sited within the South Hampstead Conservation Area and No. 109 is listed as making a positive contribution to the conservation area in the South Hampstead Conservation Area character appraisal and management strategy.

Relevant History

Application Site

2015/4386/P - *Erection of a roof extension, including 4 dormers windows and one roof light. Replacement of existing windows and doors and installation of a juliet balcony to the rear at first floor level and bi-folding doors to the rear at ground floor level. (part retrospective)*

Granted 22/12/2015

2016/0421/P - *Excavation of a single storey basement level extension for residential use (C3).*

Currently Under Consideration

Wider Application Site

2014/2918/P - *Change of use of (warehouse) building from (Class B2) to 1 no. residential unit (Class C3) including external alterations to roof and fenestrations of building (remodelling of roof) and minor extensions.*

Approved 28/10/2014

2013/1308/P - *Change of use of buildings from (Class B2) to 8 x residential units (Class C3) including retention of existing detached 3 bedroom dwellinghouse and 1 x 1 bedroom and 5 x 2 bedroom units, retention of external alterations to warehouse (involving new rooflights, windows and doors) and detached two storey house (involving new windows and doors) and provision of 1x 2 bed unit involving further external alterations to fenestrations of warehouse (remodelling of roof), replacement of main entrance gate from Goldhurst Terrace, provision of refuse and cycle storage for each of residential units and associated landscaping (partly retrospective).*

Approved 27/02/2014

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2015 Consolidated with Alterations Since 2011

Camden LDF Core Strategy 2010

CS1 - Distribution of growth
CS5 - Managing the impact of growth and development
CS6 - Providing quality homes
CS9 – Achieving a successful Central London
CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies 2010

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)

South Hampstead Conservation Area character appraisal and management strategy (pages 13, 17, 58)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a mansard roof, including raising of roof ridge by 0.2 metres, and installation of 3 front dormer windows, 3 rear dormer windows, one rooflight, replacement of existing windows and doors. Installation of a juliet balcony to the rear at first floor level and bi-folding doors to the rear at ground floor level. The application is part retrospective. The existing roof has been removed and internal works have taken place.

1.3 The proposed parapet walls would have a height of 2.8 metres above the eaves height of proposed building. The proposed dormers will have a height of 1.4 metres, a depth of 0.7 metres, a width of 1.3 metres and would be more than 0.5 metres from the eaves and more than 0.5 metres from the roof ridge height.

1.4 The proposal would convert one existing first floor rear window to a juliet balcony and increase the depth of the first floor rear window to create another juliet balcony and the creation of 2 windows in the elevation facing Fairfax Place. The proposal also includes the creation of bi-folding glass doors along the width of rear ground floor. The proposed changes in fenestration below roof level are the same as what was approved under planning permission 2015/4386/P.

2.0 Considerations:

The principal considerations material to the determination of this application are summarised as follows:

- Impact on Design and Conservation Area.
- Neighbouring amenity.

3.0 Impact on Design and Conservation Area.

3.1 Council LDF Policy DP24 states that the Council should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used and Council LDF Policy DP 25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.2 CPG1 Design Guidance states that: 'Alterations should always take into account the character and design of the property and its surroundings' while the South Hampstead Conservation Area Statement puts forward that "Uncharacteristic roof forms will be unacceptable".

3.3 Goldhurst Terrace is a late 19th century terrace of townhouses. No. 109 is a building that is contemporary with the buildings along Goldhurst Terrace, possibly being a riding school in the past, and is considered to be a positive contributor to the surrounding conservation area. It's siting to the rear of the terrace along Goldhurst Terrace makes the existing two storey house part of a wider backland development that includes the residential conversion of the garage buildings opposite the application dwelling.

3.4 The existing roof is a shallow dual pitched roof with a hipped finish. The roof ridge height is also just 2.5 metres above the eaves height. As a detached building, the proposed roof design would introduce two side parapet walls to enclose a mansard roof. This mansard roof would be 0.2 metres higher than the existing roof, with the parapet walls would be further 0.4 metres higher than the existing roof and would create a bulkier roof. In the absence of existing parapet walls and an adjoining terrace, a mansard roof extension would not be sympathetic to the character of the existing dwelling. The additional height and bulk of the proposed roof would

also be contrary to the backland siting of the existing dwelling. Given its siting between terraces of Goldhurst Gardens and Fairfax Place and surrounded on many different sides with other residential units, it is also considered that the existing dwelling should retain the character of a two storey dwelling as opposed to a three storey building.

3.5 In summary, a mansard roof extension would not be a consistent roof form with the character of the host dwelling and the proposed increase in bulk and height of roof would be inconsistent with its backland siting and would not preserve or enhance the South Hampstead Conservation Area.

4.0 Neighbouring Amenity

4.1 Council LDF Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of the development is fully considered. 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

4.2 The application dwelling is approximately 12.4 metres from the original rear elevations along Fairfax place in particular Nos. 9, 11, and 13 Fairfax Place which are characterised by shallow rear gardens. Some of these properties have extended to the rear and there is a wall approximately 3.3 metres in height that runs along the rear boundary of properties along Fairfax Place.

4.3 The existing roof is hipped and the shallow pitch of this roof limits the impact of the existing roof above the existing rear boundary wall when viewed from the rear of properties along Fairfax Place. The proposed mansard roof would include the creation of a parapet wall 2.8 metres higher than the existing eaves height of the roof. Given the close proximity between the application site and properties along Fairfax Place, this change in roof form and the increase in roof height would create an additional impact above the rear boundary walls of Fairfax Place reducing the amount of sunlight/daylight received by Nos. 9, 11, and 13 Fairfax Place. The increased bulk and mass of the proposed roof would also have a detrimental impact on the outlook to the rear of properties along Fairfax place.

4.4 The application dwelling is also sited at the rear of No. 111 and No. 113 Goldhurst Terrace. Given the dwelling's siting and the existing roof profile, the other proposed parapet wall and the additional bulk and mass of the proposed roof would also have a detrimental impact on the daylight/sunlight and outlook of the occupiers of No. 111 and No. 113 Goldhurst Terrace.

4.5 In summary, given the close proximity to neighbouring properties, the change in roof form creating two parapet walls and the increase in height of the roof as a whole would have a detrimental impact on the sunlight, daylight and outlook of neighbouring occupiers harming the amenity of neighbouring residents.

5.0 Recommendation: Refuse and Warning of Enforcement Action to be taken.

