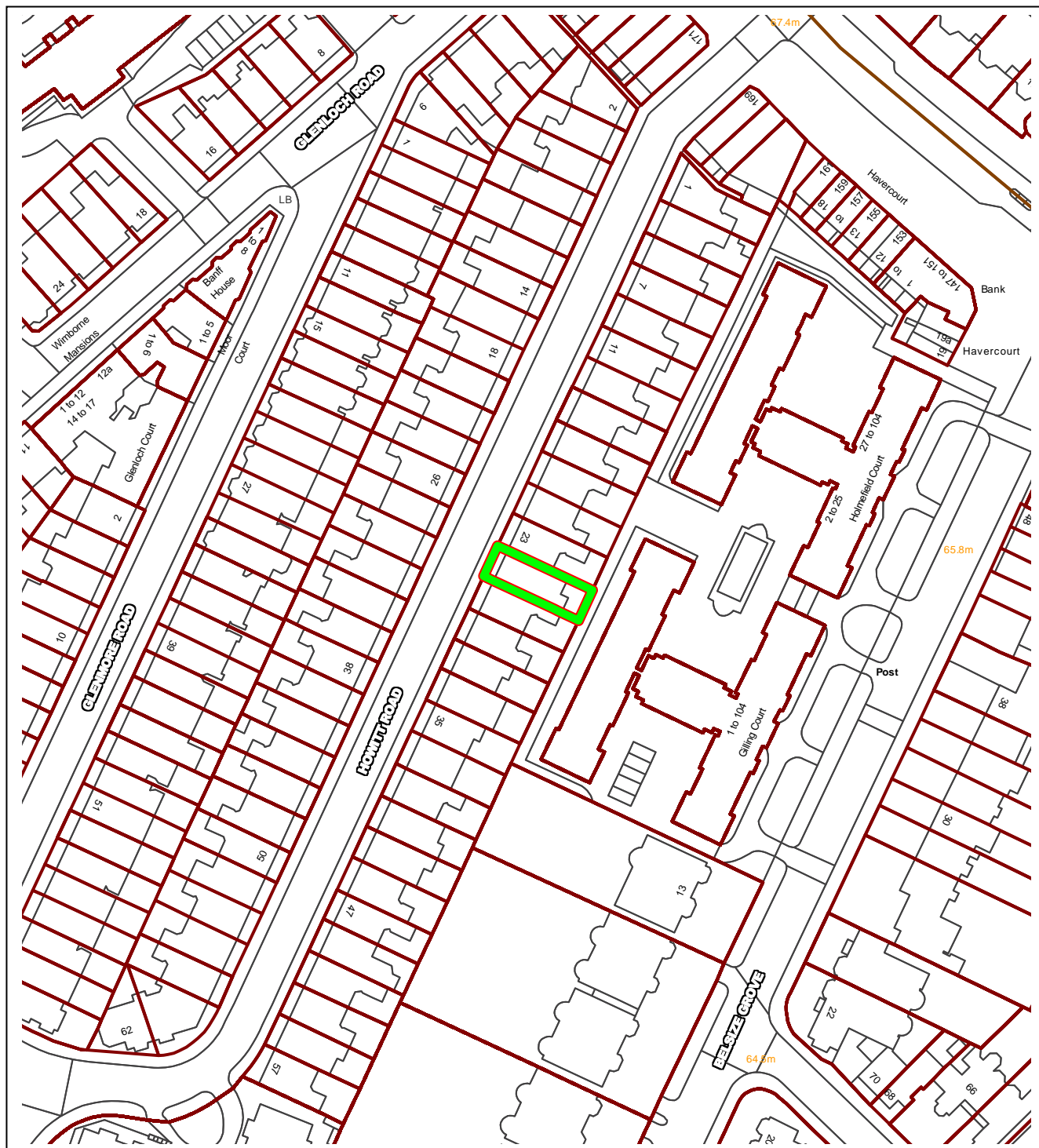


## 2016/2805/P – 25 Howitt Road



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1. View to the left of the application site



2. View to the right of the application site



3. View of existing second floor rear dormer to the application site



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/07/2016</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>30/06/2016</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Kristina Smith				2016/2805/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Maisonette 2nd and 3rd Floor 25 Howitt Road LONDON NW3 4LT				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of rear dormer to upper roof slope and installation of rooflight to front							
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>07</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice displayed: 09/06/2016 – 30/06/2016 Press advert displayed: 08/06/2016 – 29/06/2016  No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		<u>Belsize Conservation Area Advisory Committee objected on the following grounds:</u>  Object to proposed, large, double decker dormer window with its double French doors and new balcony. <ul style="list-style-type: none"> <li>Revised proposal has removed doors and balcony</li> </ul>					

## Site Description

The application site is a mid-terrace four storey property situated on the south side of Glenmore Road that has been divided into self-contained flats. The application refers to the maisonette on the second and third floors.

It is located within the Belsize Conservation Area and referred to as a positive contributor.

## Relevant History

2006/1946/P - Formation of a dormer window and roof terrace on the upper tier of the rear roofslope, to enlarge an existing habitable room in the upper maisonette. Appeal Dismissed 04/07/2007]

### 13 Howitt Road

2005/3619/P - *The continued use of the property as 3 x self contained flats, the erection of a single storey rear extension to the ground floor flat, and erection of a rear dormer window and rear rooflight to the upper mansard roof slope for the second floor flat.* Granted 14/10/2005

### 23 Howitt Road (adjoining neighbour)

2013/6156/P - *Conversion from 10 residential flats into 2 flats (1 x 3 bed, 1 x 5 bed), including works of excavation at basement level, rear dormer extension, creation of front and rear lightwells, installation of 5 rooflights and alterations to fenestration.* Granted 14/01/2014

### 27 Howitt Road (adjoining neighbour)

31010 - Change of use, including works of conversion, of the first and second floors, to provide two self contained flats. Permission 06/10/1980

### 29 Howitt Road

2008/4810/P - *Installation of three rooflights within the front roof slope, a dormer extension within the rear roof slope.* Granted 17/08/2009

### 31 Howitt Road

2011/2715/P - *Insertion of dormer window at roof level to rear elevation of existing HMO.* Granted 16/08/2011

## Relevant policies

### National Planning Policy Framework (2012)

### London Plan 2016

### LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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 (2008)

## Assessment

### 1.0 Proposal

1.1 The applicant seeks permission for the following:

- Installation of rear dormer to the upper roofslope at third floor level
- Installation of rooflight to front roofslope

1.2 Following negotiations with the applicant, the following revisions were made:

- Reduced the size of the dormer and removed French doors and balcony

### 2.0 Assessment

The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Belsize Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

### 3.0 Design and impact on conservation area

3.1 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.

3.2 The proposed rear dormer is compliant with CPG1 (Design) insofar as it is set 500mm from the edge of the roof ridge and the eaves (although it is approximately 300mm below the roof ridge, however as placing it any lower on the roofslope would not provide sufficient internal headroom, it is considered appropriate in this instance) and is considered to be subordinate to the host dwelling. The dormer would be positioned centrally on the roof and also be centred above the existing dormer at second floor level below. It would be smaller compared to the existing dormer which would maintain the window size hierarchy. The proposed fenestration is traditional and respects the fenestration of the host property, particularly of the existing dormer.

3.3 By reason of the shallow upper roof slope and small rear gardens the dormer would have limited visibility. It is likely to be visible in some private views from rear gardens of properties either side and from above ground windows from the block of flats to the rear. Owing to its limited visibility and location on the rear roofslope, the dormer would have less of an impact on the character and appearance of the terrace and wider conservation area than if it was visible from the streetscene.

3.4 Dormers in this location are a common feature of the surrounding properties on this side of Howitt Road including both adjoining properties (see planning history section above). On the street as a whole 15 out of 28 properties have dormers at third floor level. The proposed dormer would therefore not be out of character and indeed bring the application site in line with its two neighbours. Furthermore the proposed dormer is a more subordinate addition to the host property than other examples on the street and its detailed design is considered to be complementary to the rear elevation.

3.5 An appeal has been previously dismissed at the application site however it is considered that the revised scheme addresses the reasons for refusal, namely the harm caused to the architectural quality of the building and conservation area as a result of the full height glazing and balustrade.

3.6 The installation of a rooflight to the upper front roofslope is considered to be a minor alteration that would match the existing 2 rooflights. Further it would have limited visibility given the shallow pitch of the upper roof slope. It is therefore considered to be acceptable.

### 4.0 Amenity

4.1 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 for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications for daylight and sunlight. CPG6 seeks 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.”

4.2 The dormer would be set down from the roof ridge and be of an acceptable depth. There may be a small impact on sunlight received at certain times of the day to the flat below however this is considered to be negligible. The proposed dormer window may lead to intensified overlooking to the adjoining gardens however given the existing dormers next door in this location and the windows on floors below, it wouldn't lead to any new views.

4.3 The proposals are therefore not considered to cause any adverse impacts on neighbouring amenity in terms of loss of daylight, privacy or outlook.

## **5.0 Conclusion**

### **5.1 Grant conditional planning permission**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11<sup>th</sup> July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Angelique Tracey  
living in space  
43 Englands Lane  
London  
NW3 4YD

Application Ref: **2016/2805/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

4 July 2016

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Maisonette 2nd and 3rd Floor**  
**25 Howitt Road**  
**LONDON**  
**NW3 4LT**

**DECISION**

Proposal:  
Erection of rear dormer to upper roof slope and installation of rooflight to front

Drawing Nos: OS Map; 006.18\_201 (Rev C)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities





- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: OS Map; 006.18\_201 (Rev C)

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

Executive Director Supporting Communities

**DRAFT**

**DECISION**