

2016/1638/P - 1B Denning Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photos



View along Denning Road from Willoughby Road



View of front / side from Willoughby Road



View of rear (from Willoughby Road)



View of front / side (from Denning Road)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	19/05/2016
		N/A / attached		Consultation Expiry Date:	20/05/2016
Officer			Application Number(s)		
Kate Phillips			2016/1638/P		
Application Address			Drawing Numbers		
1B Denning Road London NW3 1ST			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 2 front dormers and 2 rear rooflights; alterations to fenestration on side elevations; replacement windows and doors; erection of parapet wall above existing rear extension and installation of access door in association with creation of 2nd floor roof terrace					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	1	No. of objections	1
Summary of consultation responses:	<p>A site notice was displayed on 27/04/2016 (consultation expiry 18/05/2016) and a press notice was issued on 29/04/2016 (consultation expiry 20/05/2016).</p> <p>An objection has been received from 1 adjacent occupier on the following grounds:</p> <ul style="list-style-type: none">• Loss of privacy• Noise pollution <p>Officer comment <i>Please see paragraphs 1.18 to 1.25 of the Officer’s Report below.</i></p>					
Heath & Hampstead Society	<p>Object:</p> <ul style="list-style-type: none">• The terrace would lead to overlooking, loss of privacy and noise pollution, affecting neighbouring houses. <p>Officer comment <i>Please see paragraphs 1.18 to 1.25 of the Officer’s Report below.</i></p>					
Willoughby Resident’s Association	<p>Object:</p> <ul style="list-style-type: none">• The building is on a prominent corner• The roof line is important because it is visible for several blocks• The building makes a positive contribution to the Hampstead Conservation Area• The proposed dormers are too large• No objection to the proposals at the rear of the building <p>Officer comment <i>Revised plans have been received, following consultation with a Conservation Officer. Please see paragraphs 1.2 and 1.9 to 1.17 of the Officer’s Report below.</i></p>					

Site Description

1b Denning Road is a maisonette on 2nd and 3rd floors of a four storey (including semi-basement) pair of semi-detached dwellings on the north-eastern corner of Denning Road and Willoughby Road. The unit occupies the 2nd and 3rd floors of the whole building (i.e. Nos. 1 and 3 Denning Road).

The existing roof of the building has two dormers on the rear elevation. The front roof slope is unaltered.

The application site is within the Hampstead Conservation Area. Nos. 1-33 (odd), 2-44 (even) and 39-45 (odd) Denning Road are all identified in the Hampstead Conservation Area Statement (October 2001) as making a positive contribution to the character and appearance of the conservation area.

Relevant History

None

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 (2013)

CPG6 Amenity (2011)

Hampstead Conservation Area Statement (October 2001)

Assessment

The proposal:

1.1 This application seeks planning permission for various alterations, as follows:

- 2x front dormers
- 2x rear rooflights
- Alterations/additions to fenestration on side elevations
- Replacement windows and doors
- Erection of parapet wall above existing rear extension and new access door to replace window to create 2nd floor roof terrace

1.2 Revised plans have been received during the course of the application. The revisions were as follows:

- Size of dormers reduced (height and width)
- Alteration to design of dormers to reduce number of window panes, introduce traditional sash opening, reduce thickness of frames
- Amended fenestration design on flank elevations (omission of 1 window, reduction in size of 1 window)
- Relocation of proposed new window on side (west) elevation to allow for continuous brick detailing on building and addition of red header bricks above new window (to match existing)

1.3 The front dormers as revised would each measure 3.1 metres wide and 1.5 metres tall. Each would be 500mm lower than the main ridgeline and each would extend out from the roof slope by 1.7 metres. The windows in the dormers would be double glazed, timber, sash windows.

1.4 The rear rooflights would each measure 0.8 metres wide and 0.5 metres tall. The top edge of the roof lights would align with the top edge of the existing dormers on the rear elevation and the rooflights would each align with windows on the lower floors of the building.

1.5 The parapet wall above the existing rear extension would be raised by 1.2 metres (to match the parapet wall above the corresponding rear extension on the other side of the rear elevation). Also a new door to give access to the new terrace will match the existing one for the neighbouring roof terrace.

1.6 On the west elevation (facing Willoughby Road), the uppermost window in the gable end would be removed and a new opening would be formed in a slightly lower position, and slightly to the right (as one faces the building). The new opening would have red header bricks above.

1.7 On the east elevation (facing No. 5 Denning Road), the uppermost window in the gable end would be removed and replaced with a smaller opening, and a new window would be inserted below. An existing window on this elevation would be replaced with a double glazed sash window.

1.8 All the windows on the uppermost floor of the building would be replaced with double glazed, timber, sash windows.

Impact on the character and appearance of the building and area (including the Hampstead Conservation Area)

1.9 The application site is located within the Hampstead Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character

or appearance of that area. The application building is specifically identified in the Hampstead Conservation Area Statement (HCAS) as making a positive contribution to the character and appearance of the area.

- 1.10 The application building occupies a prominent position on the corner of Denning Road and Willoughby Road, and long-range views of the building and its roof slope are available as one travels northwards (downhill) along Willoughby Road. Whilst many other buildings on Denning Road have relatively large front dormers, this is not reason to allow further development in the street that would cause harm to the character and appearance of the conservation area.
- 1.11 All of the buildings on the northern side of Denning Road have front roof dormers (of varying styles), and so do many on the southern side of the road. As such, the proposed dormer windows would not interrupt an unbroken roofscape, in accordance with the requirements of CPG1 (Design) and thus the principle of dormers in the front roofslope is acceptable.
- 1.12 The proposed front dormers are considered to be acceptable insofar as they would appear as separate small projections on the roof surface; they would be sufficiently below the ridge to avoid projecting into the roofline when viewed from below; they would be sited equidistant from the central chimney stack to maintain the symmetry of the host building; they would be of a size that is clearly subordinate to the windows below; and the proposed materials would complement the main building and the wider townscape.
- 1.13 The rear rooflights are unlikely to be visible in the public realm, except in limited views from the north from Willoughby Road. Nevertheless, the proposed rooflights are considered to be acceptable insofar as they would be subordinate in size and number and they would be fitted flush with the roof slope surface.
- 1.14 The erection of a parapet wall above the existing rear extension is considered to be acceptable, subject to the use of matching building materials (which a planning condition can ensure). The proposed parapet wall would match the parapet wall above the corresponding rear extension on the other side of the rear elevation, which is considered to be acceptable in design terms.
- 1.15 The alterations to the fenestration on the west elevation (facing Willoughby Street) are considered to be acceptable. The proposal has been revised to allow the retention of the brick detailing and to reduce the number of openings on this elevation, which is considered to be appropriate to a flank wall elevation on a building of this type (i.e. the flank elevation should be more simple and plain in design than the main, front elevation which is generally more decorative). Alterations to the openings on this elevation have already occurred, which is evidenced by the brickwork. The new window would feature red header bricks above, to match the other window on this elevation, which is considered to be acceptable.
- 1.16 The alterations to the fenestration on the east elevation (facing No. 5 Denning Road) would not be visible except in very limited views from Denning Road. Nevertheless, the proposed changes are considered to be acceptable and it is not considered that the works would cause undue harm to the character and appearance of the host building or the wider area.
- 1.17 The replacement windows and doors are considered to be acceptable. The proposed use of double glazed, timber, sash windows is considered to be appropriate to the conservation area.
- 1.18 Overall, it is considered that the proposed works would be in keeping with the character and appearance of the host building and the surrounding area and it follows that there would be no harm caused to the character and appearance of the Hampstead Conservation Area. The application is therefore considered to be acceptable in this regard.

1.19 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Impact on amenities of nearby properties

1.20 The proposed front dormer windows are unlikely to cause undue overlooking to nearby and neighbouring properties. The level of overlooking from these windows is unlikely to be significantly worse than the existing level of overlooking from windows on the lower floors of the host building. Furthermore, the dormers would only provide views towards the front, 'public' sides of nearby dwellings, which is considered to be acceptable.

1.21 The proposed rear rooflights will not cause undue overlooking to nearby and neighbouring properties either. Views from these windows would be upwards towards the sky rather than directly towards nearby dwellings. If any overlooking does occur from these windows, the level of overlooking is unlikely to be significantly worse than the existing level of overlooking from the existing dormers and windows on the rear of the host building.

1.22 The creation of a 2nd floor roof terrace may impact on neighbouring properties. The new roof terrace may allow views into the garden below (to serve the flats in the same building) and the garden to the north (No. 44 Willoughby Road); however, any overlooking is unlikely to be significantly worse than the existing level of overlooking from the existing 2nd floor roof terrace on the other side of the rear elevation of the host building, which is considered to be acceptable. Some overlooking into the garden to the east (No. 5 Denning Road) may also occur, but views would be at an angle and given that this building has been extended at lower ground floor level, the overall impact is not considered to be so severe as to warrant a refusal of the application on this basis.

1.23 Concern has also been raised about noise transfer. However, the newly created roof terrace would be relatively small (1 metre by 2.4 metres), which would limit the number of people able to access it at any one time, and it is not considered that the potential level of noise would be significantly worse than noise emanating from the existing 2nd floor roof terrace at the property, which is considered to be acceptable.

1.24 It is not considered that the alterations to the fenestration on the west elevation (facing Willoughby Road) of the host building would cause undue harm to nearby and neighbouring properties. The re-positioned window would serve a bathroom and even if the window is not obscurely glazed, views would be towards the front, 'public' sides of nearby properties, which is judged to be acceptable.

1.25 On the east elevation (facing No. 5 Denning Road), the uppermost window in the gable end (which currently serves a staircase) would be removed and replaced with a smaller opening (to serve a bedroom), and a new window would be inserted below (to serve the main living area). An existing window on this elevation (which currently serves a WC) would be replaced with a double glazed sash window and would also serve the main living area. It is considered necessary to require the new windows on the east elevation to be fitted with obscure glazing, to prevent any overlooking into the neighbouring property's windows and rear garden. This should be acceptable to future occupiers because the rooms in question are also served by main windows on the front and rear elevations of the host building.

1.26 The replacement of windows and doors at the property is unlikely to cause undue harm to nearby and neighbouring properties.

1.27 Overall, the proposal is considered to be acceptable in this regard.

Recommendation: Granted conditional 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 25th 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 and search for 'Members Briefing'.

Mr Sebastian Sandler
Xul Architecture
33 Belsize Lane
London
NW3 5AS

Application Ref: **2016/1638/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

14 July 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**1B Denning Road
London
NW3 1ST**

DECISION

Proposal:

Installation of 2 front dormers and 2 rear rooflights; alterations to fenestration on side elevations; replacement windows and doors; erection of parapet wall above existing rear extension and installation of access door in association with creation of 2nd floor roof terrace

Drawing Nos: LP-01; EX-01 Rev. 01; EX-02 Rev. 01; EX-03 Rev. 00; EX-04 Rev. 00; RF-00; PA-01 Rev 04; PA-02 Rev 05; PA-03 Rev 04; PA-04 Rev 04; PA-05; PA-06.

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

Executive Director Supporting Communities



Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: LP-01; EX-01 Rev. 01; EX-02 Rev. 01; EX-03 Rev. 00; EX-04 Rev. 00; RF-00; PA-01 Rev 04; PA-02 Rev 05; PA-03 Rev 04; PA-04 Rev 04; PA-05; PA-06.

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

- 3 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The new and replacement windows on the side (east) elevation facing towards No. 5 Denning Road shall be obscurely glazed and non-openable below a height of 1.7m. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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 Noise and Licensing Enforcement Team, 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

DRAFT

DECISION