

Delegated Report (Members Briefing)		Analysis sheet N/A / attached		Expiry Date: 08/09/2016		Consultation Expiry Date: 11/08/2016	
Officer				Application Number(s)			
Emily Whittredge				2016/3876/P			
Application Address				Drawing Numbers			
18 Courthope Road London NW3 2LB				Refer to Draft Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Loft conversion involving the installation of 2 x rear dormer extensions and front 2 x rooflights and roof terrace							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	00
Summary of consultation responses:		Press notice: 15/07/2016 (expired 21/07/2016) Site notice: 15/07/2016 (expired 20/07/2016) The occupier of 20 Courthope Road stated their support for the application based on its similarity to local developments.					
Mansfield CAAC:		Mansfield CAAC has raised objection to the lower dormer on the grounds that it would have a detrimental effect on the Conservation Area by breaking the eaves line. Officer response - the proposed roof changes have been considered to be acceptable given their modest nature, siting at the rear and in the context of an area with other roof alterations or additions. Please refer to section 3 of the report.					

Site Description

The application site lies on the eastern side of Courthope Road and comprises a three storey end of terrace dwellinghouse with a three storey rear outrigger. The property has been extended at the rear in the form of a single storey side extension.

Most dwellings on Courthope Road have been altered at roof level with front and rear dormers of varying size, and most have created roof terraces over their rear outriggers. No. 20 adjoining the subject property has a full width box dormer and roof terrace with access stair.

Relevant History

2016/3875/P - Loft conversion involving the installation of 2 x rear dormer extensions and front 2 x rooflights – **Not yet determined** (*N.B. This application has been submitted concurrently and proposes the same development, but not including the roof terrace*)

The proposal closely replicates the approved development at 48 Courthope Road under application reference 2014/7760/P. This application included a dormer, an access door breaking the eaves line and a terrace over the rear outrigger.

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)

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

1. Proposed Development

- 1.1 The proposal comprises two elements – a loft conversion with roof lights and rear dormer extensions, and the formation of a rear roof terrace.
- 1.2 The principal rear dormer would sit within the roof slope 1 m from the outer margin, 0.5 m below the ridge and 0.95 m from the eaves, measuring 2.1m wide, 1.9m high and 3 m deep. It would be clad in hanging tiles to match the existing roof. The second dormer projection would be located on the rear outrigger nearest the party wall, flush with the rear elevation and forming the access to the roof terrace. The access dormer would adjoin the party wall, measuring 2.55 m high, 1.85m wide and set 1.85m below the ridge line.
- 1.3 The roof terrace would cover the whole roof area of the outrigger to match both adjoining neighbours. A simple black metal railing would form a balustrade at the perimeter, matching similar terraces in the immediate area.
- 1.4 The front roof lights would be small in scale and would align with the windows below. The rear window and door would be timber.

2. Principle of Development

- 2.1 The key considerations in the assessment of this application are:

- Design
- Residential Amenity

3. Design and Impact on the Character of the Conservation Area

- 3.1 The rear dormers are modest in size in real and relative terms. The doors onto the roof terrace would require a low dormer that would break the eaves line, measuring 1m higher than the eaves by 1.9 m wide. Although this is contrary to CPG1 guidance, which requires all dormers to be set back from the eaves, similar dormers built off the rear wall appear on at least eight other properties in the immediate area. There are at least 9 full-width box dormers built off the rear wall.
- 3.2 A significant proportion of properties in Courthope, Estelle and Shirlock Roads have rear dormers (and many have front dormers), but their scale and appearance varies widely. This part of the conservation area is characterised by broken roof slopes, but with no uniformity to the design, size or materials of the dormers.
- 3.3 The principal roof enlargement being proposed is at the rear of the property which reduces its impact on local character, and given its size and use of materials it would have less visual impact than many others in the immediate area, including the neighbouring property. The dormer is set back from the roof margins and party wall and complies with CPG1 guidance.
- 3.4 The secondary dormer would have little impact on either the appearance of the host building and the character of the wider area due to its modest size and discreet location adjoining the party wall, where the neighbouring full-width dormer and raised access stair have visual dominance.
- 3.5 The Conservation Area Appraisal with respect to roof extensions and alterations places emphasis upon front roof slopes and roofs to properties where a distinct character of roofline has been preserved. It also prioritises a certain number of named roads where roof changes must be very closely controlled; however Courthope Road is not included within this category.

3.6 For the material reasons stated above, it is considered that the lower secondary dormer would not harm the character of the conservation area in this location, and a departure from CPG1 would be acceptable in this instance.

3.7 The front roof lights would also have an acceptable impact on the conservation area.

4. Residential Amenity

4.1 The rear dormer, sited at roof level and modest in size, would not cause amenity issues for neighbours. The proposed terrace would allow a degree of overlooking laterally – i.e. across to other roof levels and to the terrace at no. 20 to the north – but this would not be significantly greater than exists at present as a result of the surrounding terraces.

4.2 There are seven similar roof terraces overlooking the application site and its neighbours from the terrace to the rear (Estelle Road). Both neighbours adjoining the application property have roof terraces. The proposed terrace would be no larger than those already existing in the adjoining properties.

4.3 As nearly all properties in the area have similar roof terraces, this development would not introduce materially significant overlooking to adjoining occupiers.

Recommendation: Grant conditional planning permission.

Disclaimer:

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th September 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'.