

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>05/10/2016</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>08/09/2016</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Oluwaseyi Enirayetan				2016/4152/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1st floor 12 St Augustine's Road London NW1 9RN				Refer to 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>							
Installation of side dormer to roof slope.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>3</b>	No. of responses	<b>1</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 12/08/2016 to 02/09/2016 Press notice published on 18/08/2016  A letter of support was received from First floor flat 12 St Augustine's Road.					
<b>CAAC/Local groups comments:</b>		The Camden Square CAAC were notified of this application but have yet to respond.					

## Site Description

The site is a two storey semi-detached house located on the north-east side of St Augustine's Road, forming a pair with No.10 towards the junction with Agar Grove. The property comprises three flats and this application relates to the first floor flat. It is within Camden Square Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The property is not listed.

## Relevant History

**CTP/H13/5/1/SNH** – Conversion of No. 12 St Augustine's Road into 3 self-contained flats.-  
**GRANTED 26/05/1965.**

**8500187** - Erection of a rear ground floor extension for residential purposes, insertion of new sash window in the rear elevation – **GRANTED 20/03/1985**

**2016/1092/P** - Replacement of roof light to side roof slope and installation of 1x roof light to front and 1x to rear roof slopes. – **GRANTED 10/06/2016**

## Relevant policies

**National Planning Policy Framework 2012 (chapters 7 and 12)**

**The London Plan (2016) (Policies 7.4, 7.6, 7.8)**

**LDF Core Strategy and Development Policies**

**Camden Core Strategy (2010 – 2025)**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

**Development Policies (2010 – 2025)**

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; (Sections: 2 Design excellence, 3 Heritage, and 5 Roofs, terraces and balconies).

CPG6 (Amenity) – 2011(Sections: 6 Daylight and sunlight and 7 Overlooking, privacy and outlook)

**Camden Square Conservation Area Appraisal and Management Strategy (Paragraph 7.8)**

## Assessment

### 1 Proposal

1.1 The application proposes the replacement of an existing rooflight on the side (north east facing) roofslope with the installation of a lead clad dormer.

1.2 The principal issues to be considered with the proposal are:

- a) Design and Impact on the appearance of the host building and conservation area
- b) Neighbouring amenity

### 2 Design and Conservation Area

2.1 Policy DP24 states the council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*

2.2 In Paragraph 24.7, it also requires development to consider:

- a) the impact on existing rhythms, symmetries and uniformities in the townscape;*
- b) the composition of elevations*

2.3 Paragraph 24.13 further reiterates that 'Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings'.

2.4 Camden Planning Guidance (CPG1: Design) states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

2.5 Paragraph 5.11 of CPG1 further states 'Alterations to or 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 the following circumstances are met; amongst others, dormers should not be introduced where they interrupt an unbroken roofscape.

2.6 Policy DP24 paragraph 24.13 also advises that 'Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.' This is reiterated in CPG1: Design which provides specific advice on the assessment of applications for roof level alterations or extensions. In paragraph 5.13 it states that 'the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

2.7 Policy DP25 states in order to maintain the character of Camden's conservation area, the council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation and would only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.8 Paragraph 7.8 in the Camden Square Conservation Area Statement states that 'proposals for

alterations to roof within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views. Further stating dormer windows may be allowed to the rear of the roof slope'

2.9 The application site is located within a long terrace of dwellings characterised by its consistent appearance of paired semi-detached properties. The terrace is characterised by unbroken roofscapes; however there are small roof lights in many of the roof slopes.

2.10 The applicant in support of their proposal in the design and access statement made reference to the new development at No. 2-4 St Augustine's Road and that it features dormers similar to those proposed as part of this application. It should be noted, however, whilst the application site forms one of a pair of semi-detached three storey dwellings within homogenous terrace, in contrast, the example given of No. 2-4 St Augustine's Road is a purpose built residential block of significant scale, design, massing and form. Within this context, extensions to have taken place at No. 2-4 St Augustine's Road, given its character, would not be an appropriate guide for future development at the application site, as per Policy DP24 paragraph 24.13.

2.11 Reference was also made to dormers at Nos. 7, 13, 19 and 21 St Augustine's Road. These properties are situated on the opposite side of the road and form part of a different terrace and therefore inappropriate as a guide for potential development within this terrace and at the application site, again as per Policy DP24 paragraph 24.13.

2.12 The detailed design of the proposed dormer would have a gently sloping roof line with the main roof concealed by a brick parapet and set back from the street elevation. However, while the roof extension may not be prominently visible at street view, it would nonetheless be noticeable from side views due to the gap between Nos. 12 and 14 St Augustine's Road and from properties to the rear of the site on Agar Grove. Furthermore, the context drawings submitted of the street elevations (Drawing No. 261.320) clearly demonstrate that the roof extension would be visible from the side view.

2.13 Additionally, the proposed dormer does not comply with CPG1 Design guidance 5.11b). A 500mm gap is required between the proposed dormer and the ridge.

2.14 Based on the above, the proposal would interrupt the roofscape, would unbalance the roof form and spoil the aesthetic quality of the roof. The proposed development by reason of its location would harm the host building, terrace and conservation area. Any development within conservation areas should preserve and enhance it. This development would not only harm it, but would not preserve and enhance it.

### **3 Materials**

3.1 The proposed dormer would be in lead clad and feature a timber window, which are considered acceptable.

### **4 Amenity**

4.1 No amenity concerns are raised by the proposal, by virtue of its location and position which would not directly face any adjoining openings. The proposed side dormer is therefore considered to be in compliance with policy DP26 and CPG guidelines and is acceptable on amenity terms.

### **5 Conclusion**

5.1 The proposed roof extension, by reason of its design, form, position and location in a roofscape unimpaired by later extensions, would result in harm to the character and

appearance of the building and this part of the Camden Square Conservation Area contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Policies.

**6 Recommendation:** Refuse Planning Permission