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| Delegated Report | | Analysis sheet | Expiry Date: | 17/11/2016 |
| | | N/A / attached | Consultation Expiry Date: | 28/10/2016 |
| Officer | | | Application Number(s) | |
| Oluwaseyi Enirayetan | | | 2016/5209/P | |
| Application Address | | | Drawing Numbers | |
| Flat D 19 Belsize Park Gardens LONDON NW3 4JG | | | Refer to decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
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| Proposal(s) | | | | |
| Erection of a side dormer to an existing loft conversion. | | | | |
| Recommendation(s): | | Refusal Planning Permission | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 0 | No. of responses | 1 | No. of objections | 1 |
| | | | No. electronic | 0 | | |
| Summary of consultation responses: | <p>A site notice was displayed from 04/10/2016 to 25/10/2016 Press notice published on 06/10/2016</p> <p>1 objection was received from Owner/Occupier of Top floor flat No. 21 Belsize Park Gardens.</p> <ul style="list-style-type: none"> Loss of outlook, light and privacy and sense of space to the attic flat at no. 21 Belsize Park Gardens. <p><u>Officer's response:</u> <i>See amenity section in the report below</i></p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | <p>The Belsize CAAC objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> Size, bulk and the three dimensional handling of the proposed new side dormer <p><u>Officer's response:</u> <i>See Design section in the report below</i></p> <p>The Belsize Residents Association objected to the proposal on the following grounds;</p> <ul style="list-style-type: none"> Lack of convincing information with regards to design and contextual drawings <p><u>Officers response:</u> <i>It is agreed that the information submitted is limited to assess the information accurately. The site was inspected and the property was viewed in the context of the surrounding area. See Design section in the report below</i></p> | | | | | |

Site Description

The property is of early Victorian Italianate villa style typical of the area. The semi-detached property on the south side of Belsize Park Gardens is divided into flats. The proposal relates to Flat D located on the 2nd and 3rd floor level (front). The property is located within the Belsize conservation area, but not listed, and is noted as being a building that makes a positive contribution. The building has dormers on the front (with terrace), side and rear roof slope.

Relevant History

Application site:

2009/2304/P: Erection of dormer window in side roof slope in connection with existing second/third floor maisonette. – **Granted 10/08/2009**

2008/3075/P: Erection of dormer window in side roof slope in connection with existing second/third floor maisonette. **Withdrawn by applicant**

2005/2946/P: Change of use and works of conversion from 2 self-contained flats (1x2 bed & 1x3 bed), one on each of the upper and lower ground floors into one 5 bed maisonette, together with alterations to rear upper ground floor windows with new railings across. **Granted 27/09/2005**

2005/2948/P: Certificate of Lawfulness for the conversion of 2 self-contained flats, one on each of the upper and lower ground floors, into one maisonette. **Granted 29/09/2005**

PW9802067: Replacement of French doors in rear elevation of flat 5. – **Granted 06/03/1998**

8703351: Change of use and works of conversion at second and third floor levels to form two self-contained maisonettes including the enlargement of existing front dormer window and terrace; and the formation of a dormer window and recessed roof terrace to the rear. – **Granted 30/06/1998**

Related sites:

2015/3339/P: (Flat 8, 47 Belsize Park Gardens) - Replacement front dormer window and side dormer window and replacement rear dormer window involving creation of inset roof terrace – **Granted 13/08/2015**

2015/5644/P: (9 Belsize Square) - Addition of a side dormer to roof slope in connection with residential flat (Class C3).- **Refused 08/03/2016**

2010/4773/P: (17 Belsize Park) - Erection of front and side dormers, rear dormer with balustrade and balcony at 3rd floor level to dwellinghouse. – **Refused 01/11/2010**

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)

Belsize Conservation Area Appraisal and Management Strategy (adopted 2002)

Assessment

1 Proposal

1.1 The proposal involves the erection of a side dormer to the roof slope in connection with the existing residential flat (Class C3). It would measure 4.7m wide, 2.7m high and 2.8m depth with a flush rooflight and north facing window towards the top of the proposed dormer.

1.2 Revision

Revisions were received during the course of the application with a 500mm gap being provided between the proposed dormer and the ridge/eaves in order to comply with paragraph 5.11b of CPG1.

2 Assessment

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

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

3 Design

3.1 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;*

Camden Planning Guidance (CPG1: Design) states that a roof alteration is likely to be considered unacceptable in circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or surrounding street scene, and where the scale and proportions of the building would be overwhelmed by additional extension.

- 3.2 It is noted that the principle of dormer extensions is well established along Belsize Park Gardens. There is a strong precedent of side dormers already set here. The application site is located within an area characterised by the visual appearance of varying types, styles and sizes of roof additions, and there are existing dormers on the front, rear and side roofslopes with rooflights on the whole roof of the building occupying the application site.
- 3.3 The roof of the existing flat has an existing front dormer with terrace and also a rooflight on the side roofslope. The proposed side dormer would be located in a central position and introduced to a shallow roofslope close to the existing rooflight.
- 3.4 The applicant's agent has verbally confirmed that they are seeking to match the side dormers at No.3 Belsize Park Gardens. It must be noted however, that these neighbouring dormers were erected without the benefit of planning permission and having been in place for over 4 years are now immune from enforcement action.
- 3.5 It is acknowledged that there are a number of existing dormers which have been previously developed in the surrounding area. Whilst some of these are of a similar size and positioning as the side dormer extension proposed, they all appear to have been constructed before Camden's current policies on roof extensions were adopted. These examples merely serve to illustrate the harm that such extensions can cause to their host buildings and surrounding area and do not set

precedents that would justify the proposal.

- 3.6 According to policy DP24 '*past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals*'. This is also reiterated in CPG1 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*'.
- 3.7 Special attention should also be 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.
- 3.8 Policy DP25 states that 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 or enhances the character and appearance of the area.
- 3.9 The Belsize Conservation Area Appraisal raises the issue of the noticeable adverse impact that overly large, inappropriately proportioned dormers can have on the character and appearance of the Belsize Conservation Area, with some existing dormers being included in the "Negative Features" lists attached to the various sub-areas within the conservation area.
- 3.10 The side dormer extension proposed will be visible in street views, and noticeable in views through the gap between Nos. 21 and 19 Belsize Park Gardens. It would occupy a significant portion of the remaining side roofslope, resulting in additional massing and bulk on the roof, which would exacerbate the current above issue faced within this conservation area. The proposed dormer window, on account of its scale, bulk, design and siting within the side roofslope, would represent an incongruous feature that would be detrimental to the character and appearance of the host building and the wider conservation area. As such, the proposal would be contrary to policies CS14, DP24, DP25 and DP26.

4 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 to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 requires developments to be '*designed to protect the privacy of both new and existing dwellings to a reasonable degree*'.
- 4.2 The property potentially affected by the side dormer in terms of loss of light, privacy and outlook is the adjacent property No. 21 Belsize Park Gardens. There is an existing dormer window on No. 21 Belsize Park Gardens and Nos. 19 and 21 Belsize Park Gardens currently stand approximately 3m from each other. A side dormer already exists near the far end of No. 19 (forming part of Flat E) with a potential for overlooking and loss of sunlight/daylight to No. 21. Given the window on the proposed dormer would be facing the street there would be no undue overlooking or loss of privacy. Similarly, given the positioning of the proposed dormer in relation to these existing dormers, the proposal would not significantly harm the daylight/sunlight and outlook to neighbouring residential properties.

5 Conclusion

- 5.1 The proposed roof extension, by reason of its design, form, position and location would result in

harm to the character and appearance of the building and this part of the Belsize Conservation Area and would also harm the amenity of adjacent neighbour contrary to policies CS14, DP24 and DP25.

6 Recommendation: Refuse Planning Permission