

Delegated Report		Analysis sheet		Expiry Date:		08/07/2016	
				Consultation Expiry Date:		08/07/2016	
Officer				Application Number(s)			
Helaina Farthing				2016/2562/P			
Application Address				Drawing Numbers			
Flat B 18 Iverson Road London NW6 2HE				01.01; 01.02; 01.03; P2 01.01 A; P2 01.02 A; P2 01.03 A.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations to rear roofslope for the installation of door providing access to proposed roof terrace enclosed by new balustrade and privacy screen(Class C3).							
Recommendation(s):		Refuse Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	13	No. of responses	02	No. of objections	02
Summary of consultation responses:		<p>A site notice was displayed from 29/07/2016.</p> <p>Two objections were received by the Owner/Occupier of 1 Cliff Road.</p> <p><i>Owner/Occupier 16 Iverson Road (x2 responses)</i></p> <ol style="list-style-type: none"> Loss of privacy generated by increased overlooking Impact on neighbour amenity with regards to increased noise. <p>Officer comment:</p> <ol style="list-style-type: none"> See section 4.0 See section 4.0 					
CAAC/Local groups comments:		N/A					

Site Description

The application site is located on the north side of Iverson Road and the built form is largely comprised of Victorian townhouses. The surrounding area primarily consists of similar residential properties,

The building is divided into flats; this application specifically relates to the top floor flat.

The site is not located within a conservation area and is not in the setting of any listed buildings.

Relevant History

None

Relevant policies

National Planning Policy Framework (2012)
Paragraphs 14,17, 56-66 and 126-141.

London Plan (2016)
Policy 3.5 – Quality and Design and Housing Developments
Policy 7.4 – Local Character
Policy 7.6 – Architecture

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
DP26 Managing the impact of development on occupiers and neighbours

CPG1 Design (2015; Section 2, 3, 4 and 5)
CPG2 Housing (2015; Section 4)
CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)

Fortune Green and West Hampstead Neighbourhood Plan
Policy 2 – Design and Character

Assessment

1.0 Proposal

1.1 Planning permission is sought for the creation of a roof dormer and terrace;

- The proposed rear dormer would measure 2m in width, 3m in depth and 3m in height;
- The proposed roof terrace would measure 2m in width by 3m in length and would be enclosed by a 1.1 glass balustrade and screened by a 1.8m privacy screen.
- The materials of the proposed dormer are to match the existing roof.

2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);

- The impact of the proposal on the amenity of neighbouring occupiers.

3.0 Design

3.1 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 CPG1 design guidance advises roof alterations are likely to be acceptable when: there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape; and that alterations will be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design.

3.3 Policy 2 (Design & Character) of Fortune Green & West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Furthermore, the paragraph A14 states that "Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development." This further empowers the unacceptability of the proposed roof extension which unsympathetically alters the existing eaves roofline and is considered a poor design solution.

3.3 The north side of Iverson Road is characterised by typically early-Victorian style terrace houses. The application site and adjacent buildings form part of a terrace from No. 2 – No. 22 Iverson Road which is unimpaired by significant roof extensions such as dormers at roof level. Therefore, within the preceding context, the proposed roof dormer and associated balustrade/privacy screen, by virtue of its location within the unimpaired terraced row, would result in an incongruous roof level intervention, which would detract from the simple and unaltered roof within the uniform terrace. The proposed door is also insensitively introduced through the eaves of the roofline, causing detrimental harm to the integrity of the roof form by interrupting the existing unimpaired eaves line of the terraced row. As such, this is considered an unacceptable element of the proposal.

3.4 The proposed balcony in that location would further undermine the character of the existing building and Fortune Green and West Hampstead area. The proposal also includes the addition of a privacy screen, to remove the opportunity for overlooking. Whilst this element may, to a small degree, mitigate concerns of overlooking neighbours, this would not outweigh the harm caused by the unsympathetic appearance of the screen which would add clutter in a prominent position. As such, this element is considered unacceptable.

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 to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for 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 Policy 2 (Design & Character) of Fortune Green & West Hampstead Neighbourhood Plan states that extensions in order to achieve a high quality design they need to be in character and proportion with their context and setting, including relationship to any adjoining properties

4.3 The proposed roof terrace is located at the fourth floor level and is situated in close proximity to the adjoining properties at no. 16 and 20 Iverson Road. It is considered that given the location and size of the terrace that it will cause harm to the amenity of neighbouring properties through direct overlooking and loss of privacy. Whilst a 1.8m high screening is proposed, this is not considered to mitigate the harm caused from the terrace, which would still result in a loss of privacy for adjoining properties. As such, the proposed balcony will be contrary to policy DP26, CPG6 and Policy 2 of Fortune Green & West Hampstead Neighbourhood Plan, therefore is considered an unacceptable element of the proposal.

4.4 The likely noise associated with its use would not substantiate a reason for refusal on this matter alone.

5.0 Conclusion

5.1 It is considered that the design of the proposed roof alterations, balustrading and screening would cause detrimental harm to the host building and to the row of terraced properties for which it forms a part. As such the proposal is considered unacceptable and contrary to Policy DP24 of Camden's Local Development Framework.

5.2 The proposed terrace is considered to cause detrimental harm to the neighbouring amenities in terms of overlooking due to its location and positioning. It is therefore concluded that the proposed balcony is unacceptable and contrary to Policy DP26 of Camden's Local Development Framework.

6. Recommendation

6.1 Refuse planning permission