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Our ref: 2015/6452/PRE
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Seamus Shanks
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www.camden.gov.uk/planning

By email

Dear Mr Shanks,

Re: 40 Elsworthy Road, London, NW3 3DL

Thank you for submitting a pre-planning application enquiry for the above property which was received on 12/11/2015 together with the required fee of £420.00, received on 19/11/2015.

1. Drawings and documents submitted with the pre-application enquiry

- Design and Access Statement.
- Drawing numbers: 101, 102, 102B, 103, 104, 105, 106, 107, 108, 109, and 110.

2. Proposal

Hip to gable roof extension, erection of front and rear dormer, rooflights to front and rear, and rear roof terrace.

3. Site description

The application property is a large three storey residential property with basement. It is an end terrace property, located on the northern side of Elsworthy Road, opposite the junction with Elsworth Terrace. The surrounding area is predominately residential.

The building has been converted into three flats, however, there are no planning records for the conversion of the upper maisonette into two flats.

The application building is located within the Elsworthy Conservation Area. It is not listed but is described as making a positive contribution to the area. The application property sits within a terrace of 4 properties which are of a more ecclesiastical architectural style, incorporating gothic arches, and pilasters, lintels, gables and dormers with relief decoration. The raised entrance steps are impressive and draw attention to the painted stucco work around the doors against the darker brick.

4. Planning history

TPD1103/792 - Formation at 40 Elsworthy Road, N.W.3. of two self-contained two-bedroomed maisonettes, one on lower ground and ground floors, the other on the first and second floors. Granted 06/06/1963.

2011/1546/P - Erection of a single-storey timber clad garden room and shed to replace existing shed as ancillary accommodation to lower ground floor flat. Granted 01/06/2011.

Surrounding terrace

No.38 – no planning records for the 2 x front dormers and 1 x rear dormer and rooflight.

No.36 - 2007/2347/P - Alterations and extension to the top floor flat including replacement of the front dormer window and erection of a rear dormer window. Granted 06/07/2007.

No.34 – 9401453 - Conversion of 1st and 2nd floor maisonette and roofspace into one self-contained flat and one maisonette including the erection of two dormer windows and roof terraces on the side and rear elevations. Granted 09/03/1995.

Nearby area

32 – PE9700254R2 - The erection of a dormer window on the side slope of the roof in connection with the use of the loft space as a study. 18/08/1997

28- PEX0000182 - The provision of dormer windows to the side and rear. Granted 31/07/2000.

21 - PE9700289 - Works of conversion to 2 maisonettes and 1 flat; 2 storey side extension and 2 storey extension to existing side addition, installation of dormer windows and rear extension at upper and lower ground floor, variation of permission granted 07/03/97, alterations in the course of construction. Granted 08/07/1997.

23 - H8/18/20/34858 - Alterations to the fenestration of the second and attic floor maisonette including the enlargement of the front and rear dormers. Granted 19/11/1982.

N.B. The Design and Access statement refers to planning permission granted at 42 – 50 Elsworthy Road for various roof alterations and dormer extensions. However, these are all large detached houses (some split into flats) and each property exhibits a different architectural style. Planning permission granted at these properties is not considered to set a precedent for the application site which is one of group of terraced properties of the same architectural style.

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2015, consolidated with alterations since 2011](#)

[LDF Core Strategy](#)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

[LDF Development Policies](#)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

[Camden Planning Guidance 2011/2015](#)

CPG1 (Design)

CPG6 (Amenity)

[Elsworthy conservation area appraisal and management strategy 2009](#)

6. Assessment

I have now considered the proposal and have the following advice:

The key planning issues are as follows:

- Impact on the character and appearance of the host property and on the wider Elsworthy Road Conservation Area (design); and
- Impact on the visual and residential amenities of nearby and neighbouring properties (amenity).

Design

The Camden Core Strategy 2010-2025 sets out the key elements of the Council's planning vision and strategy for the borough and Camden Development Policies contribute to implementing the Core Strategy by setting out detailed planning policies that the Council will use when determining planning applications. The Camden Planning Guidance (CPG) Supplementary Planning Document supports the policies in the LDF by giving detailed guidance on the implementation of the policies.

Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and exhibits consideration of the character, setting, context and form of neighbouring buildings. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas.

CPG1 (Design) sets out principles for roof alterations and extensions and states that the main considerations revolve around their scale and visual prominence; the effect on the established townscape and architectural style; and the effect on neighbouring properties. The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough.

Additional storeys are likely to be acceptable where:

- 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;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Roof dormers should be sensitive additions which maintain the overall structure of the existing roof form.

Further guidance is provided in the Elsworthy conservation area appraisal and management strategy (2009) which emphasises that new development within the Conservation Area should show special consideration to the elevational treatment, scale, bulk and massing of buildings and where possible respect the traditional forms and rooflines of the Conservation Area. Future additions and development must take care not

to break away or detract from the traditional alignment and elevation of the existing building typology and form (paragraph 12.4).

The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable (paragraph 13.19).

Hip to gable roof alteration

With this in mind, the proposal for a hip to gable roof alteration would therefore not be supported by the council. The application site comprises an end terrace property, sitting amongst a terrace of 4 buildings of a similar architectural style. The application property and the row of 4 townhouses combine to create a single built form. Both the application dwelling at the west end of the terrace, and no.34 at the east end of the terrace have hipped roof finishes that contribute to this overall cohesiveness. It is considered that the proposed gable end finish of the host dwelling would create an unsympathetic skyline and would be out of character with the surrounding streetscene.

The alteration would significantly change the integrity of the existing roof form introducing an incongruous feature that is considered harmful to the architectural style of the buildings. When viewing the property from street level, the alterations would be visible and are considered harmful not only to the character of the host building and surrounding terrace but also the character of the street as a whole.

Dormers

Front, rear, and side dormers are a characteristic feature of the surrounding terrace as well as the wider area. The erection of a dormer extension is therefore considered acceptable in principle, subject to its detailed design.

The proposed dormers should be reduced slightly in width, to ensure they are a subordinate addition to the roof slope and the host building, and should be positioned so that they respect and align with the windows on the floors below. Their positioning on the roof slope is considered acceptable as they have been set away from the party wall, the roof ridge and the eaves by at least 500mm in accordance with CPG1.

Whilst on site, we discussed the acceptability of introducing 3 dormer windows, on the front, side and rear roof slopes. It would be preferable if the dormers were erected on the rear and side roof slope to mirror that at no.34 and maintain the symmetry of the terrace.

Materials should complement the main building and the wider townscape, and the use of traditional materials such as timber, lead and hanging tiles are preferred.

Rooflights

The number of rooflights included at present, when combined with the proposed dormers and roof terrace, would result in a cluttered roof slope that would be considered overdevelopment of the roofscape. Rooflights should be proportioned to be significantly subordinate in both size and number. The number of rooflights proposed is considered to harm the character and appearance of the host building as well as the wider conservation area.

If the proposal were amended to remove the hip to gable alteration, it is unlikely that such a large number of rooflights would be accommodated and the proposal would be more acceptable.

Terrace

The proposed terrace is in accordance with CPG1 which advises that a terrace provided at roof level should be set back behind the slope of a pitched roof (paragraph 5.25). When a terrace is provided within the slope of a pitch, the adjacent tiles or slates should be kept unbroken above the eaves.

It is unlikely that a roof terrace and dormer could be accommodated without a hip to gable roof alteration. It is therefore recommended that the proposal is amended to include either a roof terrace or a dormer. A dormer extension would be more likely to be supported by the council.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking 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 impact on daylight and sunlight.

Due to the location of the development at roof level; it not considered that it would result in material harm to neighbouring amenity in terms of a loss of outlook, or access to daylight and sunlight. If a roof terrace was included to the rear, it must be ensured that it would not result in overlooking of habitable rooms of adjacent properties.

7. Conclusion

It is unlikely that the proposal would receive a favourable decision were you to submit a full planning application. It is considered overdevelopment of the roofscape, and the hip to gable roof alteration would not be supported due to the harm caused to the character and appearance of the host building, surrounding terrace and the wider conservation area.

It is recommended that the proposal is revised to remove the hip to gable roof alteration, reduce the number of rooflights, and include either a new dormer or a roof terrace to the rear.

8. Planning application information

It is recommended that prior to the submission of a full planning application; you submit an application for a 'Certificate of lawfulness for an existing use or operation' to demonstrate that the upper maisonette has been in use as two separate flats for a period of more than four years.

If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form –Full planning application.
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 or 1:100 labelled 'existing' and 'proposed'.
- Roof plans at a scale of 1:50 or 1:100 labelled 'existing' and 'proposed'.

- Front, side and rear elevation drawings at a scale of 1:50 or 1:100 labelled 'existing' and 'proposed'.
- Section drawings of the roof at a scale of 1:50 labelled 'existing' and 'proposed'.
- Design and access statement
- The appropriate fee of £172.00
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me on 0207 974 1017.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team