

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>25/04/2016</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		02/01/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Emily Whittredge				2016/1141/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
62 Pilgrim's Lane London NW3 1SN				Refer to Draft 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>							
Erection of front and rear roof dormers following replacement of existing and alterations to rear windows and doors on the rear elevation.							
<b>Recommendation(s):</b>		None determination (appeal received) - Would have been refused					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>16</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<b>Site notice</b> 29/04/2016 – 20/05/2016 <b>Press notice</b> 05/05/2016 – 26/05/2016  No representations were received from neighbours or members of the public in response to public consultation or notification letters.					
<b>CAAC/Local groups comments:</b>		The Heath and Hampstead Society objected on the following basis:  The window enlargements to this typical Pilgrims Lane house are not only unnecessary (existing windows provide excellent light and ventilation), but would be inappropriate to its architecture and the streetscape. Their increased width and extent of glazing would be disruptive to the design of the terrace when viewed from the street, and would add to the existing shantytown appearance of the garden elevation. Our Conservation Area deserves better. Please refuse.  The Hampstead Conservation Area Advisory Committee did not make a representation on the proposals.					

## Site Description

The application relates to the top flat of No. 62, occupying the first, second and third floors of a four storey terraced building with loft accommodation on the East side of Pilgrim's Lane. The site lies within the Hampstead Conservation area and the building is noted as making a positive contribution to the conservation area.

The property has previously been extended with two dormers to the front and one dormer to the rear roof slope. There is an existing terrace over the closet wing accessed by French doors.

## Relevant History

**P9601714** Installation of replacement dormer window with roof terrace and railing, in rear roof slope, as shown on drawing numbers, 1 - 3 plus unnumbered floor plans and section/elevation. – **Refused 22/11/1996**

Reasons for refusal: The proposed enlargement of the dormer, including the double doors and terrace would be overly prominent in the rear roof elevation and would fail to preserve or enhance the appearance and character of the Hampstead Conservation Area.

## Related history

56 Pilgrims Lane – Erection of dormer at front and replacement of existing rear dormer with an enlarged dormer with French door onto a balcony - Granted 07/12/1988 (2.6m wide front dormer and 3m wide rear dormer)

60 Pilgrims Lane- 8804448- The formation of self-contained flats at second floor and third floor level and the construction of a dormer window to the front – Granted 08/03/1989 (1.6m wide front dormer)

PW9802560- Replacement of existing dormer window on the front elevation by a new enlarged one,- Refused 10/09/1998 (dimensions unknown)

64 Pilgrims Lane- 2009/0121/P - Erection of enlarged dormer windows at the front and rear roofslopes to replace existing, a new window at rear third floor level, and a vertical extension of existing side recessed link with a new roof light and new lead roof, all as extensions to a single family dwelling house (Class C3). – Granted 14/04/2009 (3m wide front and rear dormers)

66 Pilgrims Lane - 2011/0801/P – Extension of existing side wing to the rear of the property, erection of single storey rear extension, rebuilding existing dormer to rear roof slope and proposed bike store within existing lightwell to the front and associated alterations to the existing single dwelling (Class C3).- Granted 21/04/2011 (3m wide front dormer, 2m wide rear dormer)

## Relevant policies

### Camden Core Strategy 2010-2015:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

### Camden Development Policies (Adopted 2010):

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

London Plan 2016

National Planning Policy Framework 2012

Hampstead Conservation Area Appraisal and Management Strategy

## Assessment

An appeal was submitted on the 17<sup>th</sup> January 2017 following the Council's failure to make a decision within 8 weeks. The following report outlined the Council's assessment of the application and the decision that would have been recommended.

### 1. Proposal

1.1. The proposal comprises the following elements:

- Erection of a dormer on the front roofslope measuring 4.14m wide with sliding glazed panels following removal of 2 x existing front dormers measuring 1.97m and 0.87m wide;
- Erection of a full width dormer on rear roofslope measuring 5.97m wide with sliding glazed panels following removal of existing rear dormer measuring 3.88m wide;
- Replacement of existing timber framed French doors on the rear elevation at third floor level with contemporary aluminium frame doors in an enlarged opening;
- Replacement of a timber sash window on the rear elevation at second floor level with a frameless glazed window in an enlarged opening;
- Replacement of a timber sash window at on the rear elevation second floor level with a frameless glazed panel in a reconfigured opening.

### 2. Assessment

#### Design

- 2.1. Core Strategy policy CS14 requires development to be of the highest standard of design that respects local context and character. Development is also required to preserve and enhance Camden's rich and diverse heritage assets and their settings, which includes conservation areas.
- 2.2. Policy DP24 supports this policy by noting that all development, including alterations and extensions, must be of the highest standard of design which considers the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building where alterations and extensions are proposed.
- 2.3. With regards to maintaining the character of Camden's conservation areas, policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.
- 2.4. The Hampstead Conservation Area Statement outlines that 'there continues to be a steady erosion of many of the attributes of the character and appearance of the area'. This includes alterations and additions to roofs, loss of original features and alteration to or replacement of windows and doors. Furthermore the host building is designated as making a positive contribution to the wider conservation area.
- 2.5. Camden Planning Guidance 1 (Design) states that alterations to roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Whilst the existing front dormers are not set down below the ridge, as required by CPG1 they are read as small projections from the street and private views from the upper floors of neighbouring properties. CPG1 advises dormer windows should generally be aligned with, and be of a size clearly subordinate to, the windows below. They generally maintain the integrity of the roof and align with the windows on the floor below.
- 2.6. Whilst the proposed dormer would be set in from the sides of the roof and up from the eaves it would project across the majority of the front roofslope. The dormer would represent a significant

increase in width and volume to the current roof enlargement and a poorer relationship to the windows below. The fenestration pattern of the dormers within the wider terrace (nos. 54 to 62, and 64 & 66) and the general pattern of dormers are more appropriately scaled within traditional timber sash windows. The scale and design of the windows would contrast with the original building. The resulting scale and bulk of the dormer is out of character with the host building.

- 2.7. It is acknowledged there is a variety in the scale and design of dormer extensions within the wider terrace. The terrace consists of four identical buildings linked to a further pair of near-identical dwellings, constructed in red brick with stone dressings and timber sash windows, which lends a highly consistent rhythm to the streetscape. Each of the buildings has front dormers of varying size and appearance, whilst they are relatively traditional in design and limited in width. CPG1 also 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. However, the presence of other dormers would not justify an increase in size on the application property. It is considered the proposed full width dormer would have a detrimental impact on the host building, the terrace in which it is located and the wider conservation area.
- 2.8. The front dormer being proposed, at 4.1m wide, would be substantially wider than any of the dormers present on the 6 other buildings in the terrace. It would be visible in both private and public views from the street, enhanced by the slope of the street and private views from the neighbouring properties. In combination with its incongruent design, it would have a dominant and detrimental impact on the character and appearance of the host building and the wider Hampstead Conservation Area.

#### Rear dormer

- 2.9. The existing dormer extends to the ridge and does not relate to the windows below. However it is set in from either side of the roof and set up from the eaves. This limits its overall scale and bulk. The proposed dormer is full width, extends to the ridge and further towards to the eaves. The proposed full-width dormer would result in a loss of most of the original roof form, having a top-heavy appearance would wholly dominate the architectural features of the rear elevation. The window openings would bear no relation to the character of fenestration below. Whilst only visible from private vantage points to the rear the proposed rear dormer would have a detrimental impact on the host building, the terrace and the wider conservation area.

#### Fenestrations alterations

- 2.10. The application seeks to carry out alterations to the rear elevation comprising the loss of original timber sash windows and French doors and replacing them with large frameless glazed panels and aluminium-framed doors, and the enlargement or alteration of the original openings.
- 2.11. On the rear closet wing an original timber sash windows will be replaced with a taller, narrow large, fixed glass panel. The original window and opening in terms of its proportions and detailing would be lost.
- 2.12. On the rear elevation a large fixed window panel is proposed between second and third floor level. This would involve the removal of the original window and loss of the original proportions of the opening. The windows would be taller and wider than the original and does not relate to the fenestration patterns of the original building. At third floor level the timber framed French doors would be replaced by larger glazed doors that are out of proportion within the host building.
- 2.13. Overall these alterations to the fenestration would involve the loss of the original windows, scale of openings, including brick detailing above contrary to the Hampstead Conservation Area Statement. The introduction of large glazed modern openings across the rear of the building

which do not relate or respect to the host building and detract from the character and appearance of the host building is resisted. In addition to causing harm to the architectural character of the building itself through the loss of original windows, contrary to CPG1. The alterations would cause substantial harm to the prevailing rhythm and pattern of openings across the rear of the terrace, which is currently intact and contributes to the special character of the terrace.

- 2.14. While the alterations at the rear would not be readily visible from the public highway, they could be seen from numerous private vantage points. Private views, along with public ones, are considered to contribute significantly to the character of the conservation area and will be given weight when assessing the impact of proposed development.
- 2.15. For the reasons stated above, the proposed development would cause significant harm to the character and appearance of the host building and the wider Hampstead Conservation Area, contrary to Camden policies CS14, DP24, DP25, the London Plan and the NPPF.

### Amenity

- 2.16. Whilst the proposal results in larger openings they are in the position of existing windows. Whilst there will be more light spill from the windows on balance it is considered the alterations would not have a detrimental impact on the residential amenity of neighbours in comparison to the existing building.

## **3. Conclusion**

- 3.1. By virtue of their scale, bulk, siting and design, the proposed front and rear dormers would have a detrimental impact on the host building and the wider Hampstead Conservation Area contrary to Policies CS14, DP24 and DP25 and contrary to CPG1. The proposed alterations to the fenestration would result in significant harm to the character and appearance of the conservation area through the loss of original architectural features, disruption to the rhythm and pattern of openings within the terrace and the introduction of incongruent elements that relate poorly to the host building.
- 3.2. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

## **4. Recommendation**

### 4.1. Refuse planning permission

The proposed enlarged front and rear dormers, by reason of their scale, bulk, and design would have a detrimental impact on the character and appearance of the host building, the streetscene and the wider Hampstead Conservation Area contrary to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

The proposed window and door openings on the rear elevation, resulting in the loss of original features, by reason of their scale, siting, design and materials would appear as incongruous additions and would have a detrimental impact on the character and appearance of the host building and the wider Hampstead Conservation Area contrary to policies CS5 and CS14, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.