

Delegated Report		Analysis sheet		Expiry Date:		15/02/2017	
		N/A / attached		Consultation Expiry Date:		08/02/2017	
Officer				Application Number(s)			
Charlotte Meynell				2016/7018/P			
Application Address				Drawing Numbers			
Upper Flat 26 Agamemnon Road London NW6 1DY				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Loft conversion involving the installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:		<u>A site notice was displayed on 18/01/2017 and expired on 08/02/2017.</u> No responses were received from neighbours.					

Site Description

The subject site is located on the western side of Agamemnon Road. The building is a three storey brick property which has been sub-divided into two flats. The property is not listed and nor is it within a conservation area. This application relates to the first and second floor flat.

Relevant History

26 Agamemnon Road

CTP/F3/7/E/18681 – The erection of a rear ground floor extension. **Granted 13/06/1974**

CTP/F3/7/E/10648 – The conversion of 24-26 Agamemnon Road, N.W.6. into four self-contained flats. **Granted 31/03/1971**

Flat Ground Floor, 26 Agamemnon Road

2016/6669/P – Erection of single storey side infill and rear extension. Installation of Juliette balcony in rear elevation at first floor. **Granted 10/02/2017**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Fortune Green & West Hampstead Neighbourhood Plan Adopted March 2015

Assessment

1.0 Proposal

1.1 Planning permission is sought for a loft conversion involving the erection of a rear dormer extension and installation of 3 x front rooflights and 2 x rear rooflights. The main features of the proposal comprise:

- The erection of an irregular shaped dormer, measuring 4.2m in width, 2.7m in depth, and ranging in height from a maximum of 1.7m to the north to 0.6m in the south.
- The dormer would be set down 0.35m from the main roof ridgeline, set up 0.5m from the eaves, and set in 0.5m from the northern boundary with No. 28 and 1.0m from the southern boundary with No. 24.
- The dormer would be tile hung in slate to match the existing roof and would include two timber framed rear windows, one of which would be trapezoid shaped.
- The installation of 3 x front rooflights and 2 x rear rooflights. The proposed rooflights would be conservation style and flush with the roof. The 2 x rear rooflights would be installed on the pitched closet wing roof.

1.2 Following negotiation with the applicants, the proposed scheme was revised to address the case officer's concerns. The following amendments have been made:

- The proposed dormer extension was set away 0.5m from the eaves, the materials were changed from fibreglass to slate hung to match the existing roof, and flush conservation style rooflights were proposed;
- The proposed enlargement of the first floor window of the closet wing has been removed from the proposal.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character and appearance of the host property, as well as the conservation area and wider street scene);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design

3.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties, and the character and proportions of the existing building.

3.2 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 streetscene. Furthermore, paragraph 5.11 states that "Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof".

3.3 Policy 2 (Design and character) of the Fortune Green and 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, paragraph A14 states that “Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development”.

- 3.4 The terrace has a largely unimpaired roofline, which contributes to the character of the area. The introduction of a dormer extension to the application site would fundamentally change the roof form, which would erode the current consistency of appearance within the terrace. The rear of the application site is also prominent as it backs onto the local green space of the Gondar Gardens Reservoir. Whilst this space is currently inaccessible to the public and so views of the rear roofscape may be limited in views from the wider public realm, this does not override the harm that would be caused to the terrace. The proposal is therefore considered to be unacceptable as the roof extension would be inconsistent with the appearance of the existing terrace and would harm the character and appearance of the terrace.
- 3.5 The design of the proposed dormer is not considered to be architecturally sympathetic to the existing building, as it would cut across the pitched roof of the two storey closet wing resulting in the loss of the overall integrity of the existing roof form, contrary to CPG1 (Design) guidance. The dormer would also not leave the minimum 500mm gap between the ridge usually required by CPG1 (Design), nor would it “appear as separate small projections on the roof surface”. The rear dormer would therefore appear unduly bulky and is not considered to be subordinate host building.
- 3.6 The materials proposed for the rear dormer are considered acceptable, but the irregular shaped trapezoid window is considered inappropriate as it would not relate to the façade below in form, scale and pane size, contrary to CPG1 (Design) guidance.
- 3.7 The three proposed rooflights on the front roof slope would follow similarly approved works to properties along the street and therefore will not appear out of keeping with the character or appearance of the streetscene. The two proposed rear rooflights would be unobtrusive and would not be visible from the rear elevation and would also be considered acceptable.

4.0 Residential Amenity

- 4.1 Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 4.2 The proposed increase in bulk of the rear dormer is not considered to be such as to result in a significant loss of light or outlook to the neighbouring properties. There are no properties to the rear of the subject site, and so the proposed rear dormer would not result in an undue harm to the residential amenity of neighbouring properties in terms of loss of privacy.

5.0 Conclusion

- 5.1 The proposed roof extension by reason of its design, scale, bulk and location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part, contrary to Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy; Policy DP24 of the London Borough of Camden Local Development Framework Development Policies; Policy D1 of the Draft Camden Local Plan; and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan;

6.0 Recommendation

- 6.1 Refuse Planning Permission

