



**APPEAL UNDER SECTION 78 OF THE
TOWN & COUNTRY PLANNING ACT 1990**

Erection of a shallow roof dormer above existing
two storey rear outrigger.

Appeal by: Mr. David Gasperow

Property Address: Flat 2, 1 Agincourt Road,
London, NW3 2PB

LAP Ref: 2016/5091/P

1.0 INTRODUCTION

1.1 This appeal statement is submitted on behalf of Mr. David Gasperow (the appellant) in respect of the refusal of planning permission by Camden Borough Council to construct a dormer on the rear roof elevation at Flat 2, 1 Agincourt Road, London, NW3 2PB. The appellant has retained the services of **4D Planning** to make this appeal. Please address all correspondence to 4D Planning at the contact details set out on the appeal form.

1.2 The application was submitted to the Council and validated on the 13th October 2016. The application was determined on the 11th January 2017.

1.3 No objections were received from neighbouring properties. A consultee response was received from Mansfield Conservation Area Advisory Committee opining that the proposal is ‘ugly’ yet also noting that it is very small and hard to see from public land.

1.4 On the 11th January planning permission for the proposed development was refused for the following single reason:

“01. The proposed rear dormer by reason of its location, form and design, would be detrimental to the character and appearance of the host building and would fail to preserve or enhance the character or appearance of the wider Mansfield Conservation Area, contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy (2010), policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies (2010), and policy 7.6 (Architecture) of the London Plan (2015).

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 The property in question is located on the north side of Agincourt Road near the junction with Constantine Road.

2.2 The property itself is a terraced two storey property with a ‘dutch ornamental gable’ at roof level. Accommodation is provided in the roofspace. The front curtilage to the property is hard surfaced and bounded by a low rise brick wall. The property is divided into two flats, with Flat No. 2 (being the subject of this appeal) occupying the upper floors (e.g. 1st floor and the roofspace). The ground floor flat has use of a rear garden area. The properties within the urban ‘block’ bounded by Agincourt Road, Constantine Road and Cressy Road are of relatively high density and with a tight urban grain such that the rear elevations of properties are scarcely visible to the public realm and even visibility between rear elevations within the ‘block’ is restricted (see Figure 1 below).



Figure 1 – No. 1 Agincourt Road (Bounded by Red Line) Within the Context of the ‘Block’ Which it Forms Part of (bounded by blue line)

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works are simple and small scale in nature comprising only the construction of a dormer above an existing rear two storey outrigger. It would have a shallow form being only approx. 0.7m high and tying in with the existing roof height at the party wall, and 2.35m wide. Two roof lights would re-inserted in the new dormer – these would be a like for like replacement of roof lights in the existing roof slope. Proposed roof tiles would match existing roof tiles

3.2 The proposed works would provide increased storage space for the appellant's modest three bed flat. No new floorspace would be created.

3.3 The proposed works would not be visible from any public vantage point. Furthermore, given the inconspicuous siting of the proposed works (e.g. at roof level, behind a party wall upstand, and on a property which is in the corner of a triangular residential 'block') it would have minimal visibility to only a handful of properties.

4.0 GROUNDS OF APPEAL & CONSIDERATION OF PLANNING ISSUES

4.1 The single reason for refusal is referenced on the location, form and design of the proposal being detrimental to the character and appearance of the host building and failing to preserve or enhance the character or appearance of the wider Mansfield Conservation Area. This view is strongly refuted.

4.2 We note the Planning Officer's Report concludes that there would be no adverse impact in term of overlooking, overshadowing etc. to neighbouring properties.

4.3 The policies/guidance referred to in this reason for refusal include Policy 7.6 of the London Plan, Policies CS5 and CS14 of the Core Strategy, and Policies DP24 and DP25 of the Local Development Framework Development Policies.

4.4 It is submitted that the proposed development is not contrary to the Local Development Framework Development Policies 2010-2025, nor the Mansfield Conservation Area Appraisal and Management Strategy (adopted December 2008). These documents provide detailed analysis and guidance on the relevant issues, which it is contended that the proposed development complies with, and it therefore follows that the proposal is also not contrary to the stated London Plan and Core Strategy policies which only refer to the issues at hand in a general and ‘broad sweeping’ manner.

Local Development Framework Development Policies

4.5 Firstly it is noted that Local Development Framework Development Policies DP24 and DP25 do not rule out development of the type proposed. Policy DP24 (Securing high quality design) 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;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility”.*

4.6 *With regards this Policy (DP24), the proposed development does not impinge whatsoever on the character, setting, context and the form and scale of neighbouring buildings. It would be visible to no more than 4 dwellings and even at this it would have minimal visibility given its positioning at roof level and within the existing roof plane. The fundamental character of the existing property would be unaltered whilst its*

proportions would not be affected. There are variety of subtle differences to rear roof slopes on neighbouring properties (see Figures 2 – 3 below).

4.7 Policy DP 25 (preserving Camden’s heritage) states, in relation to conservation areas:

“In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage”.*

4.8 *The Mansfield Conservation Area Appraisal makes no reference to the rear of properties as being noteworthy features that are considered to contribute to the character and appearance of this area (see para 4.11 - 4.12 below). The proposed development would be an innovative method of achieving more storage space to a modest flat. It would have negligible impact on the conservation area and would certainly not lead to “substantial harm”¹ of the designated heritage asset.*

4.9 Neither the Report of the Planning Officer nor the Reason for Refusal refer to design guidance which form supplementary planning documents. Camden Planning Guidance 1

¹ Para. 133 of the National Planning Policy Framework states that planning authorities should refuse consent where a proposed development will lead to substantial harm of a designated heritage asset.

Para. 134 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

(CPG1) sets out design guidance for a range of development types including roof extensions. With regards roof extension / dormers, the Guidance states:

“Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow - pitched roofs.

b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.

c) Dormers should not be introduced where they interrupt an unbroken roofscape.

d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.

e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line (see Figure 4).

f) 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”.

4.10 *The proposed dormer is compliant with this design guidance in the following respects:*

- *The dormer is not required to achieve additional habitable space. It is required solely to provide more storage space and hence its very modest size. It would be entirely subservient to the roof section within which it would sit.*
- *The dormer would be no higher than the existing roof ridge and would be well below a dividing party wall upstand.*
- *As evidence in Figure 2 below, it is certainly not the case that there is an unbroken roofscape to the rear of properties on Agincourt Road.*
- *The positions of proposed roof lights in the dormer would mirror the existing positioning of roof lights in the existing roof slope. The roof lights would in any case be scarcely visible when viewed from ground level or indeed from facing toward the property at upper levels.*
- *Proposed materials will match existing materials on the dwelling.*

Mansfield Conservation Area Appraisal

4.11 The Mansfield Conservation Area Appraisal notes the importance of visible historic rooflines and singles out front roof pitches in particular:

“The conservation area retains its clearly visible 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 be resisted.

Alterations and extension to the front roof pitch can be particularly damaging to the appearance of the conservation area, especially in the residential sub area.

Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions.” (p. 28. Underlining is own emphasis)

4.12 Nowhere in the Appraisal are rear roof slopes referenced as being important to the character of the conservation area. Indeed the Appraisal alludes to rear roof alterations being acceptable where the building does not form part of a complete terrace or group of

buildings which have a roof line that is largely unimpaired by alterations/extensions. As can be seen in Figure 2 below, there are two storey rear outriggers to No's 1-12 Agincourt Road. However No's 5-12 have flat roofs on top of their rear outriggers with only No's 1-4 having pitched roofs. Not only is there variance with roof treatment over the rear outriggers, there is also significant variation in dormer size and form on rear elevations of properties on Agincourt Road. There is similar variation on roofs of other properties within the residential 'block' which the property sits - these properties include those on Cressy Road and Constantine Road. Some of this variation is pointed out in Figure 3 overleaf.



Figure 2 – Rear Elevation of Agincourt Road. Variation of Roof Forms on Rear Outriggers is Evident as is Variation in Size and Form of Dormers



Figure 3 – Variation in Rear Dormers / Roof Extensions in Residential ‘Block’ bounded by Agincourt Road, Cressy Road and Constantine Road.

4.13 We note several instances of where the Planning Authority have adopted a flexible approach to the adaption/extension of rear outriggers to properties within the Conservation Area. In the case of 2012/4998/P for example for a property at 31B Agincourt Road, permission was granted for the installation of railings on a flat roof of the rear outrigger and the insertion of velux windows, to facilitate the use of the roof as a terrace associated with the second floor residential flat. Figure 4 overleaf shows this roof terrace. With regards this particular proposal, the Planning Officer’s Report notes:

“The proposed metal railings would be erected along the perimeter of the roof of the rear wing extension. They are considered to be of a simple design and appropriate materials and would not be unduly prominent or out of scale at this high level. They would not harm the appearance of the building and the character and appearance of the Conservation Area”.

(underlining is own emphasis as it is considered similar findings could just as readily be applied to the proposal under appeal)



Figure 4 – Roof Terrace Permitted at 31B Agincourt Road

4.14 In the case of 2014/2059/P at 17 Cressy Road, despite the objection of Mansfield Conservation Area Advisory Committee, the Planning Authority permitted a proposal comprising the construction of a large rear dormer, and installation of solar panels and roof lights on a rear outrigger. This development is evident in Figure 3 above. The Planning Officer's Report for this proposal notes:

“The proposal is deemed to be acceptable in terms of the Mansfield Conservation Area Appraisal and Management Strategy, in that the extension would not diverge significantly from the existing pattern of the rear elevation... The rear dormer, although of a significant length in the roofspace, would be positioned sensitively and located a sufficient distance away from the ridge, the sides and the eaves of the roof to comply with CPG1 guidance on roof extensions. The dormer would therefore not over-dominate the roof-space”

(underlining is own emphasis as it is considered similar findings could just as readily be applied to the proposal under appeal)

4.15 Extracts from online planning application details for both examples above are set out in Appendix A to this Appeal Statement.

5.0 CONCLUSION

5.1 It is demonstrated in this Appeal Statement that the Planning Authority reason for refusal is unsupported and does not stand up to scrutiny. The proposed development represents very modest, inconspicuous and sensitive works to a property which although of pleasant appearance, is of no significant individual value. It is not a listed building. The value and character of the Mansfield Conservation Area is not derived from rear elevation or roofslope uniformity. Indeed there is no consistency at all in such treatment along the rear roof slopes and elevations of the properties in the residential ‘block’ of the appeal site. The Report of the Planning Officer does not provide any detailed analysis of the specifics of the site context including an analysis of the variety of rear elevations of the residential block within which the site sits, and the character and appearance of buildings in the wider area. DPD design guidance expressly allows for proposals of this nature to be assessed, and permitted, on their own merits.

5.2 There are many mitigating and site specific factors in this instance which, it is submitted, contribute to the overall acceptability of the proposed development. It is essentially a minimalist intervention which would have little if any visual impact.

5.3 *In conclusion, it is submitted the reason for refusal should be over-ruled and planning permission granted for the following reasons:*

- *The proposed works are simple and small scale in nature comprising only the construction of a dormer above an existing rear two storey outrigger. The dormer would be set within the existing roof plane. No new floorspace would be created.*

- *The proposed works would not be visible from any public vantage point and thus would have no detrimental impact on the streetscene.*
- *There were no neighbour objections against the proposal. The Mansfield Conservation Area Advisory Committee noted that the proposed dormer is small and hard to see from public land.*
- *The proposal is not considered contrary to Local Development Framework Development Policies. Indeed the proposed dormer is compliant with SPD design guidance for dormer extensions.*
- *The Mansfield Conservation Area Appraisal makes no reference to the rear of properties as being noteworthy features that are considered to contribute to the character and appearance of this area.*
- *There is significant variation with regards roof treatment over rear outriggers to properties on Agincourt Road. There is also significant variation in dormer size and form on rear elevations of properties on the Road. Furthermore, there is significant variation amongst rear elevations / roof treatment of other properties within the residential 'block' which the property forms part of.*
- *There is precedent in the neighbouring area where the Planning Authority have adopted a flexible and pragmatic approach to the adaption/extension of rear outriggers. In precedent referenced in this Appeal Statement the issues of prominence, scale and visibility have all been factors taken on board by the Planning Authority in resolving to grant permission. These same factors should be afforded due recognition in the Planning Inspectorate assessment of this appeal.*

**APPENDIX A – PRECEDENT FROM NEIGHBOURING AREA OF ROOF
EXTENSIONS / ADDITIONS**

31b Agincourt Road (Ref. No. 2012/4998/P)



Delegated Report		Analysis sheet		Expiry Date:		26/11/2012	
				Consultation Expiry Date:		15/11/2012	
Officer				Application Number(s)			
Craig Raybould				2012/4998/P			
Application Address				Drawing Numbers			
31B Agincourt Road London NW3 2PA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of railings on flat roof of the rear extension and insertion of velux windows, to facilitate the use of the roof as a terrace associated with the second floor residential flat (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	09	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	<p>A press notice was displayed in the Ham & High newspaper from 25/10/2012 to 15/11/2012.</p> <p>A site notice was displayed from 17/10/2012 to 07/11/2012.</p> <p>No comments have been received.</p>						
CAAC/Local groups comments:	<p>The Mansfield CAAC were consulted on 12/10/2012.</p> <p>No comments have been received.</p>						

Site Description

The application site is a three storey terrace house that has been subdivided into residential flats (Class C3). The proposals relate to flat B located at first and second floor levels. The site is located close to the junction of Agincourt Road and Cressy Road.

The building is finished in a red brick with a black slate tiled roof. There is a rear closet wing extension rising to second floor level.

The site is located within the Mansfield Conservation Area. The Mansfield Conservation Area Appraisal and Management Plan (2008) states that all original buildings in the area make a positive contribution to the special character of the area.

Relevant History

No relevant history.

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

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 2011

CPG1 (Design)

CPG6 (Amenity)

Mansfield Conservation Area Appraisal and Management Plan (2008).

The London Plan (2011)

The NPPF 2012

Assessment

1. Proposals

1.1 The application proposes the erection of iron railings on the roof of the 3 storey rear extension at third floor level to facilitate its use as a terrace, and the insertion of a multi-paned velux window to create an access to the terrace.

1.2 The key planning considerations associated with the proposals are:

1. Design and Conservation;
2. Amenity.

2. Analysis

Design and Conservation

2.1 The proposed metal railings would be erected along the perimeter of the roof of the rear wing extension. They are considered to be of a simple design and appropriate materials and would not be unduly prominent or out of scale at this high level. They would not harm the appearance of the building and the character and appearance of the Conservation Area.

2.2 The proposed velux window arrangement would replace an existing smaller velux window. It would sit flush with the roof and open in two sections – one top-hung casement section and one lower side-hung casement section to create a door opening and allow access to the roof terrace. The 2 adjoining window panels would be fixed shut. Its design allows for the creation of a safe means of access without the need for a vertical faced door or dormer extension and therefore creates less of a visual impact on the roof line. The window would not be visible from the street and would have a minimal impact on the appearance of the building or the character and appearance of the CA.

2.3 The proposals comply with policies CS14, DP24 and DP25.

Amenity

2.4 The railings and velux window would facilitate the use of the rear wing's flat roof as a terrace. The use would allow for a minor degree of overlooking into the gardens to the rear of this terrace; however, owing to the third floor level of the roof terrace and the existing overlooking from the rear windows of houses in this terrace row, this is not considered to be intrusive. Overlooking into the rear windows of neighbouring properties on either side is minimal as the sight lines would be at very acute angles so as not to allow any direct overlooking and maintain a sense of privacy.

2.5 Whilst roof terraces can give rise to noise and disturbance, the terrace would not be expected to give rise to any additional noise and disturbance above that experienced from the rear gardens of properties in this row.

2.7 The proposals are considered to comply with policies CS5 and DP26.

3. Recommendation: Grant planning permission.

17 Cressy Road (Ref. No. 2014/2059/P)

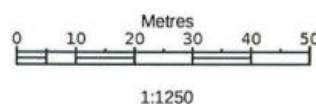
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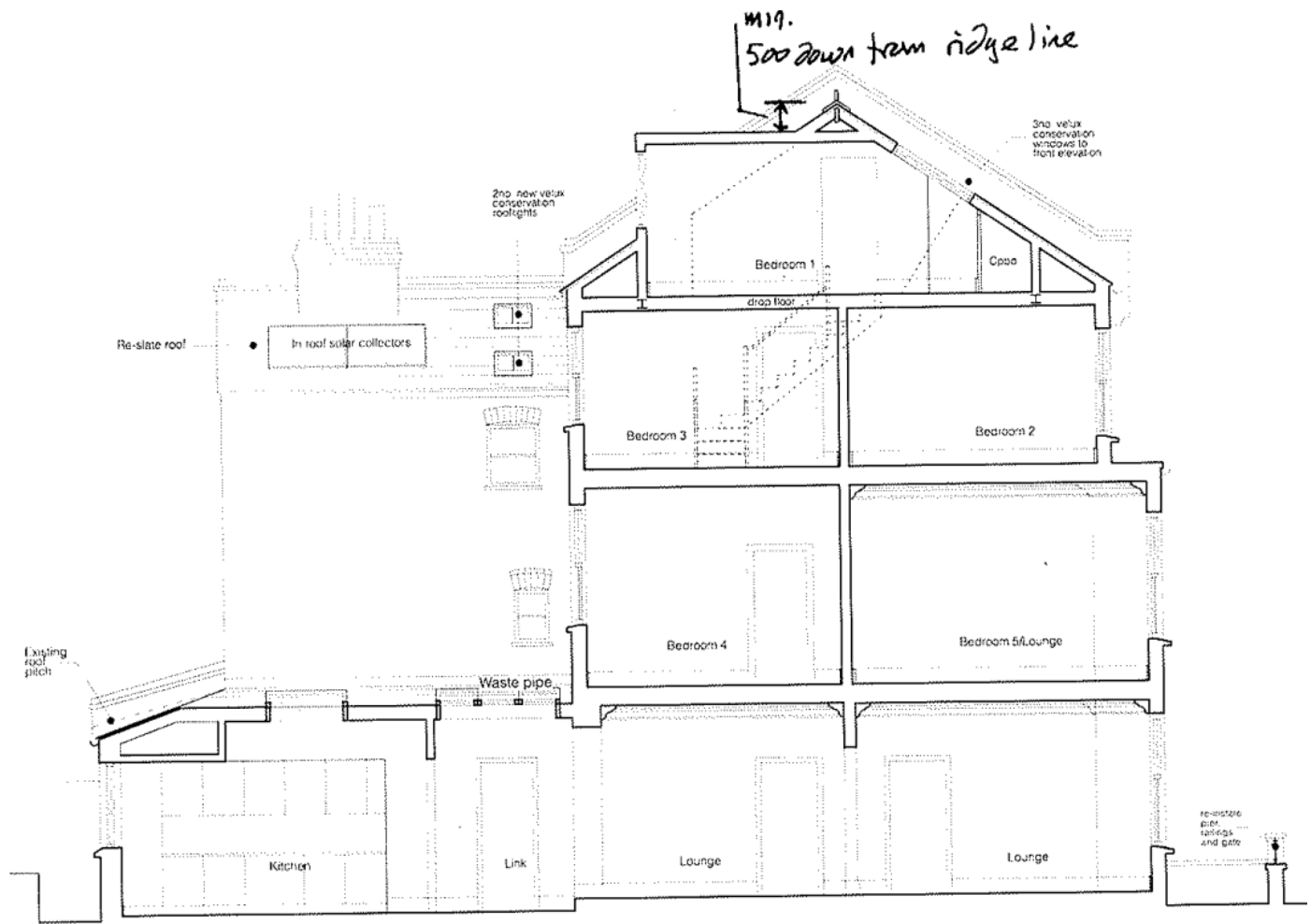
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LONDON
NW3 2NB

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in the building

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	30/05/2014
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Katrine Dean			2014/2059/P		
Application Address			Drawing Numbers		
17 Cressy Road London NW3 2NB			001 - Location plan; S08B - Existing - floor and roof plans; S07B - Existing - side elevation and section; PRO/08/A - Proposed - floor and roof plans; PRO/07B - Proposed - rear and side elevation & section; and PRO/09 - Existing & proposed front elevation.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings.					
Recommendation(s):		Grant subject to Conditions			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					

Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	02
			No. Electronic	01		
Summary of consultation responses:	<p>Neighbour notification was carried out in accordance with stature.</p> <p>One letter of objection was received in connection with this proposal from the adjoining neighbouring property to the south raising concerns that the extension would cause a loss of light to their property.</p>					
Officer comment on the Objection:	<p>The loss of daylight/sunlight attributed to the proposed infill extension would be minimal. The extension would protrude 1m in height beyond the existing party wall and any loss of daylight/sunlight would be attributed to the existing dwellinghouse and not the proposed extension.</p>					
Mansfield CAAC	<p>The Advisory Committee have lodged an objection on the grounds that the proposed rear dormer is too large. The Committee recommends that the dormer should be reduced by one window and centred.</p>					
Officer response to CAAC Objection:	<p>The proposed dormer generally complies with the Council's Guidance on dormers. It would be centred within the roof-space and would be far smaller, better designed and more in-keeping with the Conservation Area than the existing dormer at the adjoining property to the south.</p>					

Site Description

The application site is located in a residential area on Cressy Road, within the Mansfield Conservation Area and relates to a three storey mid-terraced dwellinghouse which is finished in red facing brick and white coping around the timber sash windows painted white. The roof is finished in grey slates. There is an existing single storey rear extension at the property and the rear garden ground is paved and split into two levels, one of which is raised by approximately 1m above the level of the extension.

Relevant History

Approval for a similar development as the proposed one was granted recently for a property across the road, at number 18 Cressy Road.

2013/6476/P - Erection of a single storey rear infill extension at ground floor level and erection of a rear dormer extension to dwelling house. Granted 24/10/2013.

Relevant policies

Camden Local Development Framework 2010 – 2015 (LDF)

Core Strategy

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Mansfield Conservation Area Appraisal and Management Strategy, December 2008

Camden Planning Guidance (CPG): 2013

1 Design
3 Sustainability
6 Amenity

Assessment

Proposal

This application seeks planning consent for the erection of an infill extension at the rear of the property, which would measure 6.9m in length along the mutual boundary by 1.6m width, returning to position in line with the existing rear extension. The extension would reach a height of 3.3m at the pitch and 2.6m at the eaves on the boundary with the neighbouring property to the south. It would have four rooflights and accommodate an extended kitchen/dining and utility area.

A rear dormer measuring 3.4m in length by 1.5m in height by 2.3m in width is also proposed to be installed. The dormer would be positioned 0.5m below the pitch of the roof, 0.9m from the sides and 1m from the eaves. Two additional conservation area rooflights would be installed in the roofspace of the existing rear projection as well as two solar panels.

The alterations to the front of the property would include the erection of a front gate, brick piers and railings painted black. Another three rooflights would be installed in the front roofspace.

Design

The proposal is deemed to be acceptable in terms of the Mansfield Conservation Area Appraisal and

Management Strategy, in that the extension would not diverge significantly from the existing pattern of the rear elevation. An example of a similar infill development, at a dwelling backing onto 17 Cressy Road, is visible from the property. The rooflights, including the front ones, would be conservation area style and flush with the roof, which is acceptable. The proposed PV panels would be flush with the roof and therefore comply with CPG3 on sustainability. No front dormers are proposed. The metal railings would continue the style and appearance of the front boundary treatment of the property next door, to the south of the application site, and would enhance the street-scene and the Conservation Area.

The proposed infill extension would be subordinate to the existing property and would continue the roofline of the existing rear extension, wrapping around the building. Sufficient amenity space would also remain at the rear to allow for the construction of the extension. It is therefore considered that the development would be designed appropriately and would not have a detrimental impact on the host building or the Conservation Area.

The rear dormer, although of a significant length in the roofspace, would be positioned sensitively and located a sufficient distance away from the ridge, the sides and the eaves of the roof to comply with CPG1 guidance on roof extensions. The dormer would therefore not over-dominate the roof-space. It would be finished in lead to the roof, cheeks and sides and have painted timber windows. A similarly shaped and sized dormer and front conservation area rooflights were recently granted planning consent at number 18 Cressy Road 2013/6476/P. The precedent for such development has therefore been set in the area and the impact thereof on the Conservation Area is considered to be acceptable, as such the proposal complies with CPG1 and policies DP24 and DP25.

It was noted during the site visit that the adjoining neighbouring property to the south has a rear dormer, which does not appear to have planning consent and which is significantly larger and poorly designed. This development does not constitute a precedent being set in the area for dormer extensions and enforcement action may be considered by the Council in this regard.

Amenity

The extension would have no side windows and therefore not cause an increase in the over-looking of neighbouring properties. The increased height of development along the mutual boundary would have a limited impact on the neighbour because the roof of the extension would be hipped; allowing for penetration of more light than a flat roof and also because the existing canopy structure within the neighbouring property currently reduces the amount of light which is being received at the side windows. The proposal is therefore in compliance with Policy DP26 and CPG6.

Recommendation

Having given consideration to the above assessment, it is considered that the proposal complies with the relevant policies and guidance of the Council and that it should be granted subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th June 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Mr David Scott
David Scott Architects
12 St Georges Mews
London
NW1 8XE

Application Ref: **2014/2059/P**
Please ask for: **Katrine Dean**
Telephone: 020 7974 **3844**

12 June 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address: **17 Cressy Road, London NW3 2NB**

Proposal:

Erection of a single storey rear infill extension, with four rooflights; installation of one rear dormer, two solar panels and five rooflights and formation of a front gate, piers and railings. Drawing Nos: 001 - Location plan; S08B - Existing - floor and roof plans; S07B - Existing - side elevation and section; PRO/08A - Proposed - floor and roof plans; PRO/07B - Proposed - rear and side elevation & section; and PRO/09 - Existing & proposed front elevation.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise



specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the above approved plans.

Reason: For the avoidance of doubt and in the interest of proper planning

Informative(s):

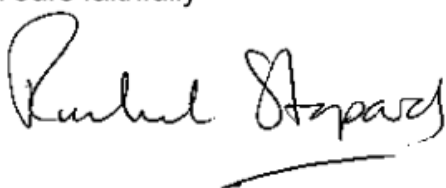
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Director of Culture & Environment