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Our ref: 2016/5352/PRE  
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Dear Mr Chrysaphiades,

## **PRE-APPLICATION PLANNING ADVICE - TOP FLOOR FLAT, 83 PRIORY ROAD, NW6 3NL**

### **PROPOSAL: ERECTION OF DORMERS AND OTHER ROOF ALTERATIONS**

Thank you for submitting a request for pre-application advice for Top Floor Flat, 83 Priory Road, NW6 3NL. This advice is based on your email dated 29<sup>th</sup> September 2016 and plans PA\_001, PA\_002, PA\_003, PA\_004, PA\_005, PA\_006, PA\_007 and PA\_008.

***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.***

#### **Proposal**

Erection of roof dormers to side roof slopes, chimney wall extension, installation of rooflights and rear glazed roof box.

#### **Site description**

The subject site is located on the southern side of Priory Road near the intersection with Cleve Road. The property is a relatively large detached brick building which has been subdivided into flats. It is similar in character and appearance to the adjacent detached buildings at 81 and 85 Priory Road which are largely unaltered at roof level with the 3 buildings maintaining a similar appearance within the street scene and at roof level.

The site is within the South Hampstead Conservation Area and the Fortune Green and West Hampstead Neighbourhood Area Forum. The building is listed as a positive contributor to the conservation area within the relevant management strategy (South Hampstead Conservation Area Statement 2011) but is not a statutory listed building.

#### **Planning history**

**8905577-** Erection of a single storey timber and glass conservatory extension at first floor rear. Refused, 08/01/1991.

**2006/5667/P-** Alterations to the existing building including the erection of a single storey side extension to create additional habitable accommodation for the existing ground floor level self-contained flat, following the demolition of the existing lean-to structure on the side elevation, alterations to the existing rear first floor terrace to provide access for Flat 3, and the erection of a refuse store in the front garden. Granted, 02/03/2007.

**2007/2429/P-** Excavation of new basement to provide additional habitable accommodation to the 2 existing ground floor flats, plus associated front and rear lightwells with railings and grilles, new fenestration at ground and basement levels, changes to rear garden ground levels; erection of new

ground floor side extension, alterations to front garden boundary wall, and erection of refuse store in front garden. Granted, 06/07/2007.

**2011/1446/P-** Alterations in association with the conversion of two flats into one at basement, ground and first floor levels, including replacement of existing bi-folding doors at rear first floor level with new door and window to existing residential building (Class C3). Granted, 27/05/2011.

### Relevant policies

The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents), the London Plan, the NPPF and the Camden Planning Guidance (CPG).

The proposal would be assessed against policies CS14 (Promoting high quality places and conserving our heritage, DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours), Camden's Planning Guidance (CPG1 – Design and CPG6 – Amenity) the South Hampstead Conservation Area Statement 2011 and the West Hampstead Neighbourhood Area Forum 2015.

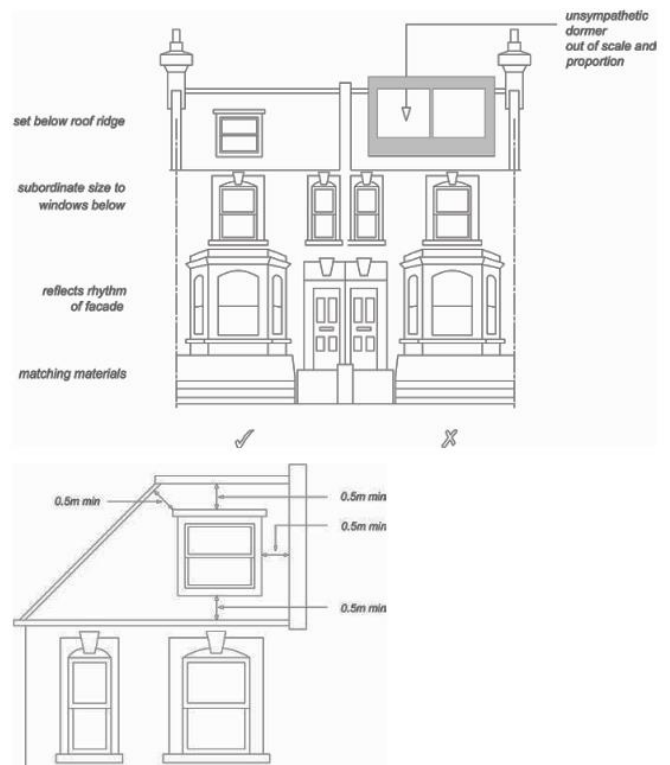
### Comments on proposal

#### Design

The 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.

CPG1 (Design) para 5.8 states that roof alterations or additions are likely to be unacceptable in groups of buildings that have a roof line that is largely unimpaired.

CPG1 guidance also recommends alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building. In particular the guidance recommends dormers be sensitive changes which maintain the overall structure of the existing roof form. Dormers should not cut through the roof ridge and windows should relate to the façade below. The guidance advises roof alterations/additions should be subordinate in size and scale. Roof lights should be flush with the roof profile. Dormers are considered unacceptable when the roof pitch is shallow as is the case here. The image to the right is taken from CPG1 Design (Figure 4 on page 42 as referenced in para 5.11b) on page 41). It shows an unsympathetic dormer in the upper image with the lower image showing a dormer which would be more sympathetic due to it being setback 500mm from the ridge, eaves and side wall. The dormer illustrated on the lower image is located sensitively within the roof slope so that it would not dominate it. However, it must be noted that the principle of a dormer must be accepted first in addition to any structure being subordinate and in accordance with the guidance as detailed in CPG1.



The existing frontage and roofscape of the host property is in keeping with the adjacent buildings at 81 and 85 which are fairly homogenous in design and appearance. All three buildings largely retain their original appearance on the front and side elevations, particularly as viewed within Priory Road. The introduction of the side dormers and modification to the chimneys would be unacceptable in principle as they would have an adverse effect on the skyline and appearance of the building, as well as the group of buildings at 81 to 85, and the surrounding streetscene. This would be contrary to para 5.8 on CPG1 which discourages adding features where there is a group of buildings that are largely unimpaired by alterations or extensions. The introduction of the dormers and alterations to the chimneys would significantly harm the group as well as the individual building.

In addition to the principle of the side dormers, they would not comply with the design guidance within CPG1 as they would not be set in by at least 500mm from the eaves, side walls and ridge of the roof. They directly adjoin the ridgeline, chimney and are only 280mm above the eaves. The proposed dormers would be unsympathetic to the host building by overwhelming the side elevations they would be inserted into and appearing incongruous within the streetscene. CPG1 advises original architectural features such as chimney stacks should be respected and preserved. The proposal would be harmful to the host building in that it would alter the original chimney stacks. The erection of the side dormers coupled with the heightened chimney stacks would be out of character with 81 and 85 Priory Road which form a group of generally consistent properties.

The third glazed door to the existing terrace is considered acceptable given there are already two access doors in this location. Timber framed doors would be best suited to the property.

The proposed glass rooflight is not a sympathetic addition to the property. To be acceptable it would need to be a flush with the roof.

Furthermore, the proposed glass dormer would be an incongruous addition to the roofslope due to its position and relationship with the flat roof, ridgeline and edge of an existing dormer (also failing the 500mm setbacks as required by CPG1). This along with the rooflight would be objectionable in their own right.

Overall, the policy would be contrary to DP24 as it would be out of keeping with the character, setting, context and the form and scale of the host and neighbouring buildings. It would also fail to promote design excellence as required by para 24.4 of the Development Plan. Officers consider that the development would neither preserve nor enhance the character and appearance of the conservation area, thereby failing the test of policy DP25.

### Materials

The Council favours traditional materials (such as brick and timber) which match the main property. Where non-traditional materials are proposed the applicant should provide material samples, manufacturing details and examples of the material on other products. The success of non-traditional materials depends on the ability to be sympathetic to the main property and how the material would weather.

### Amenity

CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and

- The part of a garden nearest to the house.”

The proposed side dormers would have the potential to cause overlooking into neighbouring properties if they were to directly face any existing windows/rooflights of the adjacent properties. It is noted that the separation distance with the buildings on either side would be 1-2m. Side facing windows at upper levels are generally required to be obscurely glazed and non-openable below 1.7m. It is noted that the new windows would serve habitable rooms – a guest room and kitchen – so adequate daylight/sunlight and ventilation would be crucial.

### **Conclusion**

The proposed development is unacceptable as it stands and would result in the refusal of planning permission. The side dormers and chimney alterations are unacceptable in principle and of inappropriate scale, massing and positioning. The glazed dormer to the rear is also unacceptable and would need to be removed and the rooflight would need to be flush/conservation style to be acceptable.

If you wish to submit a formal planning application, I would advise you to submit the following:

- Completed form – full planning permission;
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red;
- Floor plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’;
- Roof plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’;
- Elevation drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’;
- Section drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’;
- The appropriate fee (£172).

Please see [supporting information](#) for planning applications for more information.

You are advised to contact your neighbours prior to submission, to discuss the proposals.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by 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 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](#).

Once you submit an application, please let me know the planning portal reference number so that I can process the application. If you have any queries about the advice please do not hesitate to contact Tessa Craig on 020 7974 6750. Thank you for using Camden’s pre-application advice service.

Regards,

Tessa Craig  
**Planning Officer**

Telephone: 020 7974 6750

