



DETAILED **PLANNING**

FULL STATEMENT OF CASE

Date: 15/03/2017

Applicant: Mr James Stafford

Proposal: Erection of 3 x rear dormers and alteration to roof profile;
installation of 12 x roof-lights to front and upper roof slopes

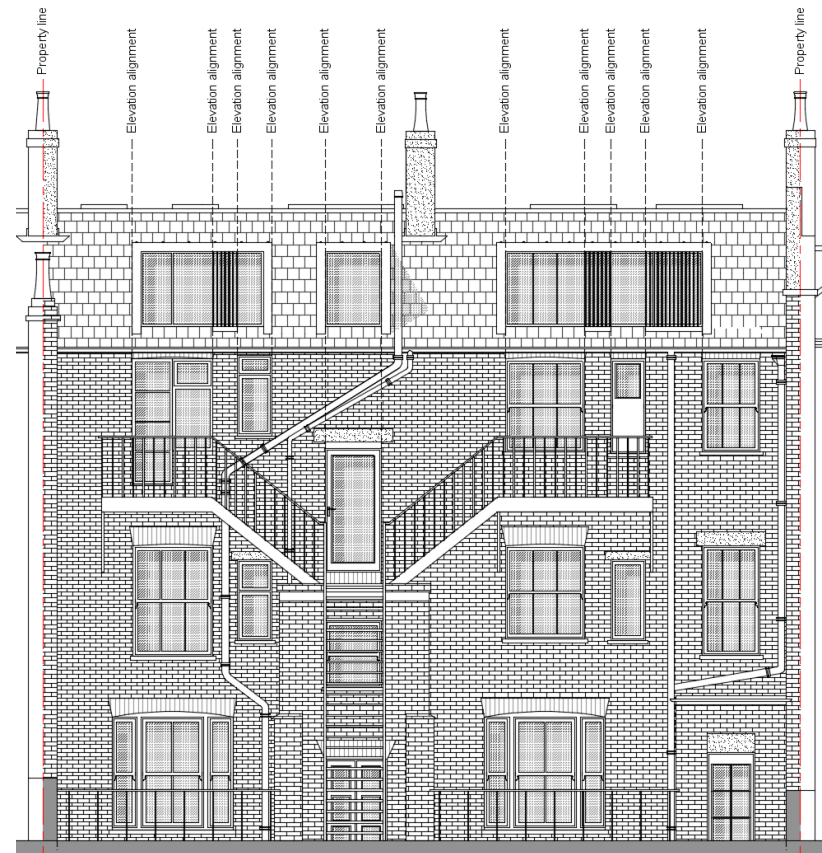
Location: Grove Lodge, 9-11 Hampstead Lane, London N6 4RT

Agent: Paul Cramphorn – Detailed Planning LTD

Introduction

This document has been prepared by Detailed Planning Ltd on behalf of Mr James Stafford. The statement is a part of the planning appeal against a decision for refusal (application ref.no. 2016/6455/P) by the London Borough of Camden for the proposal including erection of 3 rear dormers and alteration to roof profile as well as installation of 12 roof-lights to front and upper roof slopes at Grove Lodge. The property is located on the south side of Hampstead Lane, in Highgate Conservation Area.

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Grounds of Appeal

It is believed that the Local Authority has given undue weight to the impact of the proposal. It comprises 3no. of dormers, minimally increased in size in comparison with approved application ref. no. 2015/4667/P to improve the quality of living in the loft apartment. The proposed siting of the dormers is considered appropriate and it is believed that they would not disturb the composition and integrity of the rear roof slope of the property. The quality of design would be outstanding and would be constructed using high quality materials, workmanship and finish. The proposal will improve the appearance of the rear of the property significantly and enhance the character of the area by respectively contrasting the existing building.

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As stated in the decision notice, the proposal was refused for the following reasons:

“The proposed rear dormers, by reason of their size, number and location on a largely unimpaired roofline, would be obtrusive additions, harming the character and appearance of the host building, the terrace of which it forms part and the Highgate Village Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies and policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan Submission Draft 2016.”

The appellant believes that the stated reasons are proving that the proposal complies with the local policies and should therefore be approved.

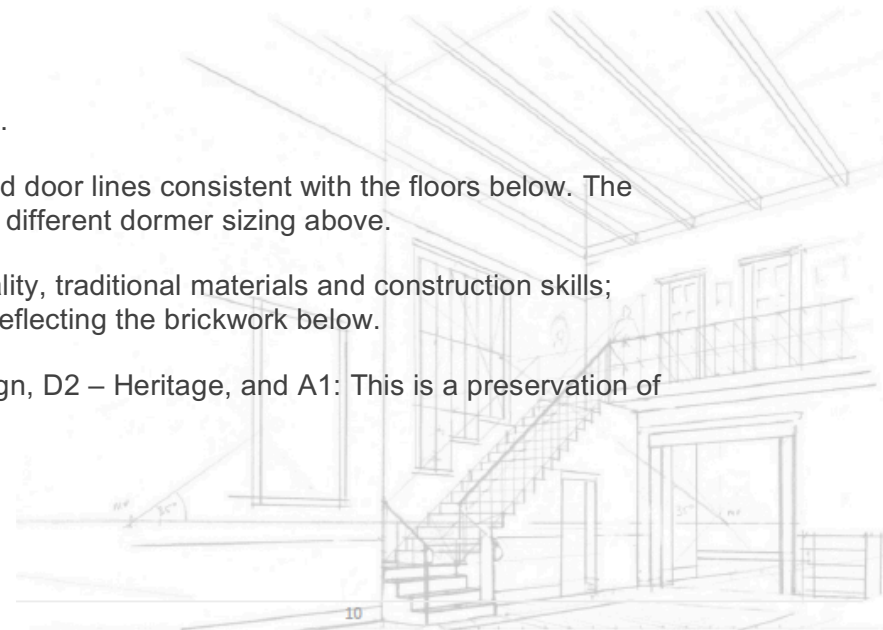
Policy:

CS14 – The effect on internal living space and functionality will be greatly enhanced.

DP24 – The design respects the existing fenestration by keeping vertical window and door lines consistent with the floors below. The slight and subtle difference in character of the floors below is reflected in the slightly different dormer sizing above.

DP25 – The heritage of Camden is preserved in this instance by the use of high quality, traditional materials and construction skills; matching slate to original, code 5 lead laid and welded, vertical hardwood sections reflecting the brickwork below.

Overall, the design and proposal are consistent, respectful and enhance, D1 – Design, D2 – Heritage, and A1: This is a preservation of character by guided simplicity of design.



Planning Policy Review

National Policy

It is believed that the proposal would be a positive contribution respectful of the building and local character. The proposed dormers are to introduce modern design to the local area, embracing the simplicity, lightness and high quality materials, including lead, glass and timber, to enhance the existing style. This approach is strongly supported in National Planning Policy Framework:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”

The proposal is an example of new development within the Conservation Area, improving the appearance of the existing property from the rear and preserving the character of the local area by maintaining the front elevation unchanged. The proposal would not be detrimental to the public realm in any way.

In accordance to NPPF:

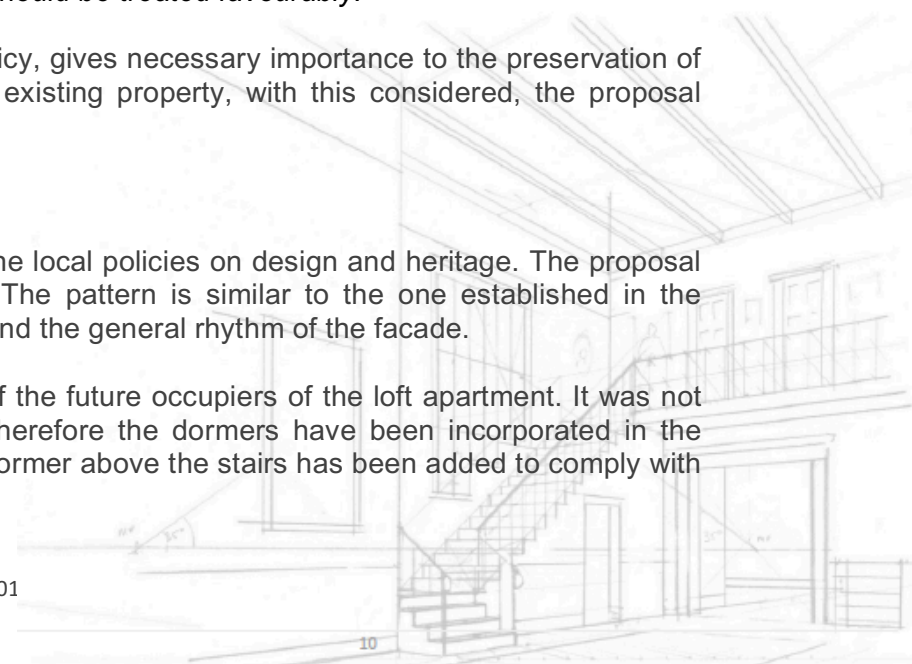
“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

It is believed that the appeal scheme is in accordance with national and local policy, gives necessary importance to the preservation of the character of the conservation area, and enhances the appearance of the existing property, with this considered, the proposal makes a positive contribution.

Local Policy

It is believed that the roof dormers design respects the requirements set out in the local policies on design and heritage. The proposal would be subordinate to the original building in regards of sitting and scale. The pattern is similar to the one established in the approved planning application, respecting the linearity of the fenestration below and the general rhythm of the facade.

The number and size of the dormers has been dictated by the living standard of the future occupiers of the loft apartment. It was not possible to achieve high ceilings due to the existing ridge height restriction, therefore the dormers have been incorporated in the design. This addition would provide better quality space for the occupants. The dormer above the stairs has been added to comply with Building Regulations requirement of 2m head height, otherwise not achievable.



The dormer on the left side would match the size proposed in the approved application. The width of the middle proposed dormer, situated above the stairs, would match the width of doors below to maintain the joinery pattern of the façade. The dormer on the right side, situated centrally to the roof slope, has been increased in size in comparison with the approved application to allow for greater amount of natural light to the open plan kitchen/living space and provide better view to the garden. As the right side of the elevation is wider and less symmetrical, a wider dormer seems acceptable. All of the dormers would be set down from the roof ridge, and set in from the party walls and eaves to avoid domination over the roof slope as suggested by the design guidance for the roof extensions set in CPG1: Design.

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The proposed roof-lights are to be conservation style to provide flush finish with the roof profile and harmonize with the traditional style of the existing joinery. Even though the amount of proposed roof-lights may appear as an exaggeration, it is believed that there is nothing more important than the well-being of the occupiers being provided with sufficient levels of natural lighting. The flat roof lights will not be visible from street level.

Design and Materials

Local Authority recognises the distinctive design, with no objection to this. However there is no policies confirming the implementation of dormers in the presented size and bulk, this being the main reason the council refused the application.

It is believed that use of high quality materials would create a balance between the size and appearance of the dormers. The tone, colour and texture of the chosen finishes are believed to enhance the existing appearance of the property. The development would not be visible from the public realm, however it should be recognised that it would be an attractive addition to the surrounding area, matching other examples of modern architecture in Highgate.

The proportion of glazing, juxtaposed to simple and clean lines of lead cheeks creates quality and balance. The vertical timber sections allow a communication to the brickwork below. It combines to create a light and elegant extension to the roofscape, blending well to the surroundings.

Summary

It is considered that the proposal would be a sensitive addition to the existing property in cohesion with the character of the local area. The size and sitting of the dormers are believed to respect the rhythm of the elevation, be subordinate and maintain the roof form. Dormer location and design do not seem detrimental to the roofscape and are not visible from the public realm. The proposal would significantly improve the quality of living to the future occupiers of the loft apartment by providing sufficient amount of day-light and outlook to the rear garden. It is believed that the proposal highlights distinctiveness of the area and the property by implementing modern design and high quality materials.

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Example of similar design

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Example of similar design