

Delegated Report		Analysis sheet	Expiry Date:	13/02/2017
		N/A / attached	Consultation Expiry Date:	02/02/2017
Officer			Application Number(s)	
Kristina Smith			2016/6455/P	
Application Address			Drawing Numbers	
Grove Lodge 9-11 Hampstead Lane London N6 4RT			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of 3 x rear dormers and alteration to roof profile; installation of 12 x rooflights to front and upper roof slopes				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice
Informatives:	
Consultations	
Summary of consultation responses:	<p><u>A site notice was displayed between 12/01/2017 and 02/02/2017</u> <u>A press advert was published between 05/01/2017 and 26/01/2017</u></p> <p>No responses were received</p>
Highgate Village CAAC/ The Highgate Society	<p>The Highgate CAAC and The Highgate Society objected on the following grounds:</p> <ul style="list-style-type: none"> • Enlarged dormers do not provide any benefit other than to property • Will not enhance or preserve the conservation area • Would appear as full roof extension rather than a dormer • Appear oversized and no longer sufficiently subordinate to host roof in mass and scale • Give an unbalances appearance to a continuous roofscape • Damaging to historic rear facades <p><i>N.B The objections were in response to the original proposal; however, it is considered the issues raised still remain valid.</i></p>

Site Description

The application site comprises a four-storey mid-terrace property on the south side of Hampstead Lane close to the junction with The Grove. The property benefits from a large rear garden. The application site forms part of a terrace with valley roofs which is 'bookended' by two slightly larger, more ornate properties with ground floor bay windows, and small front and rear dormers, resulting in a symmetry to the overall building group.

The properties are located in the Highgate Village Conservation Area and are identified as making a positive contribution.

The application site falls within the Highgate Neighbourhood Area and Forum.

Relevant History

2015/4667/P - Extensions and alterations at roof level to create a new 2-bed dwelling unit. **Granted 11/11/2015**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework 2012

Paragraphs 14, 17, 56-66 and 126-141

Core strategy

CS5 (Managing the impact of growth)

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)

Camden Planning Guidance 2013:

CPG1 (Design) Chapters 2, 3 and 5

CPG6 (Amenity) Chapters 6 and 7

Highgate Conservation Area Appraisal and Management Strategy 2007 – page 63

London Plan 2016

Policies 7.4, 7.6 and 7.8

Highgate Neighbourhood Plan (approved application, awaiting publication)

Emerging Local Plan

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Section 6 Protecting Amenity

Policy A1 Managing the impact of development

Section 7 Design & Heritage

Assessment

1.0 Proposal

1.1 The proposal is for:

- Erection of 3 x rear dormers
- Alteration to valley roof slope (already consented under planning permission 2015/4667/P)
- Installation of 4 x rooflights on front roofslope (2 x rooflights consented under planning permission 2015/4667/P)
- Installation of 8 x rooflights on main roof

1.2 The applicant submitted revised proposals which reduced the scale of the rear dormers.

2.0 Assessment

2.1 The main considerations in relation to the changes are the design and the impact on amenity.

Design

2.2 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.

2.3 CPG1 (Design) cites, alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Dormers should not be introduced where they interrupt an unbroken roofscape. In addition, they should appear as separate small projections on the roof surface.

2.4 The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, instructive dormers can harm the historic character of the roofscape and will not be acceptable.

Erection of 3 x rear dormers

2.5 It is proposed to erect three dormers on the rear elevation. At no.9 Hampstead Lane a single large dormer measuring 3.7m is proposed and at no.11 Hampstead Lane two dormers measuring 2.4m and 1.3m wide are proposed. The dormers would have a lead finish and integrate vertical timber slats to align with the fenestration below and mitigate excessive glazing.

2.6 The proposed dormers are a substantial increase compared to the dormers approved under planning permission 2015/4667/P, the quantity of which was negotiated down by the previous case officer from four dormers to two. The erection of three dormers, including one that is particularly large, would not be subordinate additions to the roof slope and therefore would be contrary to CPG1 which requires dormers to be sensitive changes that maintain the roof form. It is not considered that an

increase in number, size or bulk compared to what was previously consented could be supported.

2.7 The two end properties of the building group have small rear dormers which are of a sensitive size relative to their location and are likely to be original to the property. Aside from these two dormers there are no other dormers on the terrace. Although this cannot be conceived as an unimpaired roofline, the proposed dormers by reason of their significant size and bulk, would interrupt the pattern of rear development. Although the dormers would not be visible from the street, they would still be visible in many private views, from the rear gardens of the properties in the terrace and above ground windows of properties on The Grove.

2.8 In terms of detailed design, timber slats have been used to align the dormers with the fenestration below. While this visually helps to soften the appearance of the dormers, it does not serve to reduce their bulk which remains unacceptable for this location. The dormers would be clad in lead which is considered an appropriate material.

Installation of 4 x rooflights to front elevation

2.9 Although not a reason for refusal, the four rooflights proposed for the front roofslope is considered to be an excessive number, The number of rooflights was negotiated down from four to two under the previous application. There are no other front rooflights on the wider building group and therefore the proposed would be particularly noticeable, especially due to the pitch of the roof which is clearly visible from the street.

Alteration to roof slope and installation of rooflights

2.10 This element of the proposal was consented under planning permission 2015/4667/P. No material changes have been made to the policy since permission was granted and therefore is still considered acceptable.

Amenity

2.11 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.12 Given that the approved dormer under permission already includes windows in the rear elevation, it is not considered additional overlooking would occur as a result of the revised proposal. It is also not considered that the proposal would have a significant impact on daylight/sunlight.

3.0 Conclusion

3.1 Refuse planning permission