

Delegated Report		Analysis sheet	Expiry Date:	16/05/2016
		N/A / attached	Consultation Expiry Date:	22/03/2016
Officer			Application Number(s)	
Obote Hope			2017/1717/P	
Application Address			Drawing Numbers	
41 Gondar Gardens London NW6 1EP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:
Proposal(s)				
Erection of a roof extension on the rear closet wing at second floor level for additional residential floorspace (Class C3).				
Recommendation(s):	Refuse planning permission			
Application Type:	Householder Planning Permission			

Conditions:						
Informatives:	Refer to Draft Decision Notice					
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site notice was displayed from 12/04/2017 to 14/05/2017</p> <p>Comment/objection received from owner occupier of 39 Gondar Gardens:</p> <ul style="list-style-type: none"> • None of the houses on the North Side of Gondar Garden have had a third floor added to the original rear 'L' extension; • Many of the houses on the south side have, however, made full use of their entitlement (under 'permitted development' rules) to put accommodation in the roof space above the third floor; • The result is that the gardens of the houses on the south side are significantly more dominated and overshadowed by the resulting increased apparent height of the buildings; • To allow an extra floor to be added to rear 'L' extensions would allow yet more bulk to be added to the original profiles, which, added to the right to turn roof spaces into accommodation; • We feel, completely change the scale of the buildings. It would also reduce views from some existing windows; • We are therefore opposed to the application to add a complete third floor at the rear of 41 Gondar Gardens, as we feel that this would become a precedent; 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The subject site is located on the northern side of Gondar Gardens. The site contains a mid-terrace 3-storey building plus basement property.

The host building is not listed or in a designated conservation area.

Relevant History

16/07/1991 ref: 9100536. **Granted** for: Change of use and works of conversion in connection with the provision of two self-contained maisonettes as shown on drawing nos. C/GG/02 03 05 and 06.

12/05/2017 Certificate of Lawfulness for proposed development submitted ref 2017/2733/P for Erection of roof extension to rear closet wing. Awaiting determination

Adjoining Sites

37 Gondar Gardens

30/09/2003 ref PWX0302344- pp granted for The erection of ground floor and second floor rear extensions to the existing rear addition.

22/12/2003 ref 2003/2988/P- pp granted for The erection of a dormer window extension to the rear roofslope.

43 Gondar Gardens

19/04/1990 ref: 8905466- pp granted for Formation of bedroom and bathroom in roofspace as an extension to flat on second floor together with erection of dormer on rear elevation

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Fortune Green Neighbourhood Plan 2015 (Policy 2)

Camden Planning Guidance 2011/13/15

CPG1 (Design) – Chapters, 1, 2, 4

CPG6 (Amenity) – Chapters 1, 6 & 7

Camden Local Plan Submission Draft 2016.

Policy A1 Managing the impact of development

Policy D1 Design

The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

Assessment

Proposal:

1.1 The application proposes:

- erection of a dormer extension at second floor level to the rear 'outrigger' - the extension would infill the entire existing mono pitch roof measuring between 0.6 to 2.5m high, 3.8m deep and 3.6m wide

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design of the proposed extension and their impact on the character and appearance of the townscape;
- Impact of the proposed extension on adjacent residential amenity;

2.Design

Alteration of the roof profile

2.1 Local Development Framework Policies CS5, CS14 and DP24 are to secure high quality design that considers the character, setting and form of neighbouring buildings. Policy DP24 notes that development should respect the character, setting, context and form and scale of neighbouring buildings. Supporting paragraph 24.5 notes that the design of development should take into account the pattern and size of blocks, gardens and streets in the surrounding area. New Local Plan policies are not materially different from LDF ones in their objectives and wording.

2.2 When applying the policies to the proposed development, the character of the area comprises historic Victorian terraced properties with two storey closet wings to the rear. The proposed outrigger would completely infill the pitched roof of the closet wing to its entire height and depth. It would appear as an incongruous roof alteration which would detract from the simple original form and appear extremely bulky and prominent. Moreover it would be less than 1 storey below eaves level, contrary to CPG advice on rear extensions.

2.3 It is noted that nos 37, 43 and 47 have dormer extensions on their "outriggers" but these are not representative of the 21 properties within the terrace. Moreover no 43 was approved in 1989 prior to adoption of more recent planning policies and design guidance. Nevertheless there are material differences between these extensions and the proposed one at no.41, in that they are all half depth rather than full depth as proposed now. For instance, No. 37 (2003/2988/P) was granted planning permission on 18/12/2003 when SPG design guidance was not significantly different from the current CPG guidance. The roof extension is half depth of the rear closet wing addition by being set back from the roof edge by approximately 3.4m and is approximately 2.5m deep x 2.3m high. As such, the existing "outrigger" extension is clearly less prominent than the roof extension proposed. Nos 37 and 43 both have half depth extensions and do not cover the entire rear wing, thus are less bulky and prominent in long and short views. It is likely that a similar half depth one could be considered appropriate here in the context of these other additions.

2.4 In contrast the full depth one proposed at no.41 would be excessively bulky and be very prominent in views from back gardens. Furthermore, by virtue of its high position, the proposed extension would be very prominent and visible in private views from the surrounding properties. It would set an unwelcome precedent that would erode and unbalance the appearance of this predominantly unimpaired and symmetrical terrace. However due to the very long rear gardens, it is unlikely that the extension would impact on the character of the adjoining Hampstead cemetery to the north at the rear.

3.0 Amenity

5.1 LDF policies CS5 and DP26 state that the Council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels. New Local Plan policies are not materially different from LDF ones in their objectives and wording.

5.2 The proposed flat roof would be only marginally above the ridge line of the rear wing adjoining no. 39 and would be well set back from the other neighbour at no.41 Gondar Gardens. It is considered that the roof addition would not materially harm these adjacent properties in regard to daylight/sunlight and sense of enclosure. It is considered that the proposed window to the rear at second floor level overlooking the garden would have no impact on privacy.

6.0 Recommendation: Refuse Planning Permission