

Location plan - 2017/1765/P



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Site photographs 2017/1765/P

1. Existing front elevation



2. Existing dormer to be enlarged



3. Rear elevation, viewed from Daleham Mews



4. Existing dormer to be enlarged



5. Aerial view – 26 Daleham Gardens



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		22/06/2017	
		N/A		Consultation Expiry Date:		25/05/2017	
Officer				Application Number(s)			
Patrick Marfleet				2017/1765/P			
Application Address				Drawing Numbers			
Flat D, 26 Daleham Gardens London NW3 5DA				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing valley roof dormers to provide additional habitable space to second floor flat.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:		<p>Site notice: displayed from 03/05/2017 - 24/05/2017 Press notice: displayed from 04/05/2017 - 25/05/2017</p> <p>The neighbouring occupiers at 26 A, B and C Daleham Gardens objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposed drawings are inaccurate and misleading and give impression that proposal would make no difference to appearance of the building, when character of the building would most definitely change. 2. House has a history of major subsidence and load bearing issues of the proposed changes are of great concern. 3. Any structural works to the properties at 26 A, B, C, D Daleham Gardens requires explicit approval of the freeholders. <p><u>Officer Comment</u></p>					

	<ol style="list-style-type: none"> <i>1. The design and conservation impacts of the proposal are discussed in paragraph 2.2 of this report.</i> <i>2. Matters relating to the structural impacts of a proposal would not warrant a reason for refusal.</i> <i>3. Issues relating to freehold/leasehold consents are a civil matter between neighbouring residents and would not warrant a reason for refusal.</i>
Fitzjohns/Netherhall CAAC	No comments received.

Site Description

The application site relates to a three storey, plus loft conversion, detached property located on the north-eastern side of Daleham Gardens. The front façade of the property is characterised by a prominent gable end and smaller hipped roof structure with traditional dormer window whilst the rear façade has two symmetrical gable ends. The host dwelling is a typical example of the properties located along the eastern side of Daleham Gardens, which generally comprise detached, red brick buildings with projecting gables to the front and rear and small dormer windows. The application property has been altered previously in the form of two dormer extensions located in the centre of the valley roof.

The application site is located within the Fitzjohns and Netherhall Conservation Area; the host building is not listed but is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

None relevant to this application.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG1 (Design)

CPG6 (Amenity)

Fitzjohns and Netherhall conservation area statement 2001

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the enlargement of the existing flat roof dormers located in the existing valley roof at the site, to form one single roof structure. Permission is also sought for the installation of two small windows on the front and rear elevations of the dormer structure along with two small roof lights. The proposal would have a length of 6.3m, a width of 4.6m and would provide approximately 13sqm of additional habitable space for the occupants of the fourth floor flat.

1.2 Revisions

The plans initially submitted proposed a dormer roof structure that spanned almost the entire length of the property, occupying the majority of the original valley roof, and increasing the structure's visibility from the street as a result. The applicant has since submitted amended plans which show the removal of a 12sqm section of the proposed dormer, ensuring it projects no further towards the front of the property than the existing structure.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants

2.2 Design and conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Paragraph 5.11(b) of CPG1 - Design states; 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 to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the ridge or hip to maintain this separation.

2.2.3 The proposed dormer structure is considered to represent a well proportioned and appropriately designed development that would not detract from the character and setting of the host and neighboring dwellings, particularly given the variety of roof forms along this part of the street. The proposal would be located to the rear of the existing roof, set back from the rear elevation by approximately 1m and set back from the front elevation by 5.4m, in accordance with the above guidance. Therefore the size, scale and generous set backs of the

proposal would not cause additional harm to the character and appearance of the surrounding conservation area. Something which is helped further by its modest window openings and use of traditional window fittings.

- 2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposal would ensure no undue harm is caused to the character of the conservation area as a result of the development.

2.3 Amenity of neighbouring residential occupants

- 2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 2.3.2 Given its size and location, the proposed dormer extension would not cause an unacceptable loss of light or outlook to any neighbouring properties in the area. Similarly, the new windows proposed would share the same outlook as the existing upper floor rear windows to the front and rear of the host property and would not lead to increased levels of overlooking at the site.

3 Recommendation

- 3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden Flat 90
Fellows Road
London
NW3 3JG

Application Ref: **2017/1765/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat D
26 Daleham Gardens
London
NW3 5DA**

DECISION

Proposal:

Enlargement of existing valley roof dormers to provide additional habitable space to second floor flat.

Drawing Nos: DG26-PP1 REV.A, DG26-PP2 REV.A, DG26-PP4, DG26-PP5, DG26-EX0, DG26-EX1, DG26-EX2, DG26-EX3, DG26-EX4, DG26-EX5.

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).

Executive Director Supporting Communities



- 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans DG26-PP1 REV.A, DG26-PP2 REV.A, DG26-PP4, DG26-PP5, DG26-EX0, DG26-EX1, DG26-EX2, DG26-EX3, DG26-EX4, DG26-EX5.

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 that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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

Director of Regeneration and Planning

DRAFT

DECISION