

Date: 19th April 2013

Our Ref: 2013/ /PRE

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Dear Ms Gilbey

Town and Country Planning Act 1990 (as amended)

Re: 1 Antrim Road, London, NW6

Proposal: Erection of ground floor single storey rear extension and first floor balcony above rear extension, enlargement of rear and side dormers at second floor level, loft conversion, and installation of velux windows to front and rear elevations of dwelling house (Class C3).

Thank you for your enquiry in relation to the above site. After discussing your plans on-site I would advise that you take note of the following.

Policy

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. 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; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

Development policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that preserves and enhances the character and appearance of the conservation area.

Camden's Local Development Framework is supplemented by planning documents to provide further detailed guidance, including is Camden Planning Guidance (CPG) 1 'Design', CPG6 'Amenity' and Belsize Conservation Area Appraisal and Management Strategy 2002 (CAAMS).

Extensions/alterations at roof level

The subject property is considered a positive contributor in the Conservation Area Appraisal and Management Strategy (CAAMS) and therefore development proposals should seek to either preserve or enhance the positive character and appearance of the conservation area. Generally roof

extensions are considered acceptable where: there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing this pattern would help to reunite a group of buildings; or where there are a variety of additions or alterations to roofs where further development of a similar form would not cause additional harm.

The semi-detached pair, which is considered as forming a group, is relatively symmetrical at roof level. An enlarged rear dormer window would serve to upset this symmetry to the detriment of the character and appearance of the semi-detached pair and Belsize conservation area. In addition, it is considered that the proposed enlarged window by reason of its size, scale and bulk on the rear roof would form an incongruous addition to the rear roofslope which is not supported by policies CS14, DP24 and DP25. A discreetly sized single rooflight which is set into the plane of the roof (conservation style) would maintain the form of the roof without significant alteration but would provide additional daylighting into the roofspace.

Following our site meeting you had suggested the insertion of a Juliet balcony to the existing rear dormer window. Balconies should form as an integral element in the design of elevations. A Juliet balcony would not serve to complement the rear elevation of the building. Generally, balconies at roof level may be considered acceptable where they are set within the existing roofslope (inset). This is illustrated in Figure 7 of CPG1.

The proposed enlargement of the side dormer window would not be overly dominant or clearly visible from the street. The enlarged side dormer window should be constructed in materials that would complement the character and appearance of the original dwelling and conservation area. Both single front and rear rooflights should be conservation style, set within the plane of the existing roof.

Single storey rear extension

The semi-detached pair would have originally featured single storey rear projections with characterful hipped roofs that served to complement the host buildings. This feature has been subject to alteration at Kingscliffe but the two storey extension is however broadly in keeping with the character of the building, although a little large. The proposed full width rear extension is not considered acceptable in design terms. Firstly, the works would serve to break down the relationship/character between the pair of dwellings. Secondly, the full width extension and terrace would serve to dominate the rear elevation to the detriment of the character and appearance of the positive contributor and wider conservation area contrary to policies CS14, DP24 and DP25.

As discussed on-site, a two storey rear extension with hipped roof and similar architectural detailing would help to re-unite the semi-detached pair. However, this would only be considered if the extension would not be harmful to the amenities of residents at Antrim Mansions in terms of outlook, loss of daylight/sunlight and enclosure. In this instance I would advise you to refer to guidance in CPG6 'Amenity'. It may also be helpful to get access into flats which may be affected (how would their outlook be affected? Would these windows experience a reduction in daylighting/sunlighting? Would they experience an undue sense of enclosure?). If after further review it is considered that the

impacts to neighbouring occupiers would be unduly harmful it is recommended that this option is omitted and you focus on the detailed design of the proposed single storey rear infill extension.

Given the positive attributes of the semi-detached pair, it is recommended that you consider a small preferably lightweight extension to the side return of the original projection. The proposed extension should be set slightly back from the rear wall of the original projection which would ensure that the extension remains distinctive and subordinate to the original dwelling-house. Any decorative features, such as corbelling, should be retained. It is considered that a terrace/balcony above the roof of the extended ground floor would provide views into neighbouring room windows and the area of garden closest to the dwelling-house which would be unacceptable in relation to policies C5 and DP26. The erection of screening to mitigate the impacts of overlooking is not considered acceptable in this instance, as it would serve to add unnecessary bulk at this level which would be harmful to the character and appearance of the dwelling-house contrary to policies CS14; DP24 and DP25 of Camden's LDF.

Conclusion

In summary the enlargement of the rear dormer window would not be considered favourably, if you wish to explore options to provide outside space at this level, an inset dormer which would not alter the external proportions of the existing window should be considered. Officers recommend that you explore the extent to which amenity may be affected by the construction of a two storey rear extension. Officers recommend that the proposed single storey extension should be constructed as an infill extension to the side return of the original rear projection, with no terrace, balcony at first floor level. As discussed on-site the proposed enlargement of the side dormer window may only be marginally visible from the street and not unduly impact the integrity of the original roof form.

Please note that the information contained in this letter represents an officer's opinion based on the level of information supplied and is without prejudice to the further consideration of this matter by the Development Control section or to the Council's formal decision.

Yours Sincerely

Nicola Tulley
Planning Officer (West Team)
London Borough of Camden

Appendix 1

The following policies are relevant:

National Planning Policy Framework 2012

London Plan Spatial Strategy 2011

Camden's Local Development Framework 2010

CS5 Managing the impact of growth and development

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

Supplementary Planning Documents

CPG1 Design

CPG6 Amenity

<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en>

Belsize Conservation Area Character Appraisal and Management Strategy 2002

<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/belsize-conservation-area-statement.en>