

Delegated Report		Analysis sheet		Expiry Date:		19/09/2016	
(Refusal)		N/A / attached		Consultation Expiry Date:		18/08/2017	
Officer				Application Number(s)			
Obote Hope				2017/4069/P			
Application Address				Drawing Numbers			
First Floor Flat, 209 Fordwych Road London NW2 3NH				Please see Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Rear gable roof extension, erection of two side dormers to the rear of the building, installation of 4 rooflights (1 x front, 3 rear on the roof of new dormers) and conversion of loft space to extend existing upper level flat (C3)							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	Site notice was displayed from 28/07/2017 - 18/08/2017 No written representations received.						
CAAC/Local group comments:	N/A						

Site Description

The application site is located on the northeast side of Fordwych Road. The property comprises a two-storey property, which contains 2 x self-contained flats (C3) with the proposed works relating to the first floor flat. The host building forms a semi-detached pair with 211 Fordwych Road, and is located within a row of semi-detached properties.

The host building is not listed nor does it lie within a designated conservation area; however, the property is located within the West Hampstead and Fortune Green Neighbourhood Area.

The Fortune Green and West Hampstead Neighbourhood Plan requires new development to preserve the local distinctiveness of the area *“In order to promote and reinforce the distinct and widely appreciated local character of Fortune Green and West Hampstead, new development shall respect, and be sensitive to, the height of existing buildings in their vicinity and setting”*. It should be noted that of particular interest are the railway corridors, which the host property backs onto. The Fortune Green and West Hampstead Neighbourhood Plan provides specific advice on this, stating that it is *“the space for significant views across the Area and an important sense of openness”*

Relevant History

Application site

2017/1524/P - Erection of dormer roof extensions to the rear and side elevations and the installation of 1 rooflight to the front elevation, all associated with the existing residential maisonette. Granted on 13/06/2017.

Other relevant sites:

211 Fordwych Road

2014/6215/P – Erection of side and rear dormers and 2x front rooflights in connection with loft conversion. (Use Class C3). – Granted 20/11/2014.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

Camden Planning Guidance

CPG1 - Design

CPG3 - Sustainability

CPG6 - Amenity

CPG7 - Transport

Fortune Green and West Hampstead Neighbourhood Plan 2015

A8 (high quality design and a good standard of amenity)

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of two dormer extensions with a hip to gable rear roof extension and installation of rooflights. The rear hip to gable extension would extend from the ridgeline in line with the main rear wall with a new window proposed to the flank (west) elevation. Three velux rooflights are proposed, two to the flank east and 1 x the front north elevation.

1.2 The proposal would include a smaller dormer, measuring approximately 3.0m in depth, 1.6m in width and 1.9m in height. A larger dormer is proposed that would measure 7.9m in depth, 2.3m in height and 2.3m in height. The hip to gable rear extension would measure approximately 2.4m in depth and 1.6m in height.

1.3 The key considerations are as follows:

- Design and appearance of the extension and the impact on the general area;
- Amenity on neighbouring residential amenities;

1.4 Design and appearance

1.5 Camden Planning Guidance 1 (Design) provides guidance on roof alterations and extensions. The document re-affirms that dormer roof extensions would not be acceptable if the pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. This would be the case in this instance, particularly as the dormers would fundamentally change the roof profile due to the excessive size and scale of the proposed roof extensions. Moreover, the proposed roof additions would be a departure from policy D1 of the Local Plan, which stipulates that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. The proposals would result in an incongruous roof addition that would significantly harm the character and appearance of the host and attached property, which is would become materially unbalanced with, as well as the prevailing pattern of development.

1.6 In addition, the proposal would be contrary to the Fortune Green and West Hampstead Neighbourhood Plan, which states that development that undermines the architectural style of the property should be resisted. The document stipulates that roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development. It further states 'Such extensions should be in proportion to the existing building, or where its architectural style would undermined by any addition' these developments would be unacceptable and this would be the case in this regard due to the size and scale of the rear and side dormer extensions.

1.7 CPG1 (Design) advises that roof alterations are likely to be acceptable when there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. The proposed hip to gable and side dormers would be out of keeping with the prevailing pattern of development and the attached building at 211, which maintain their original hipped roof to the rear without side dormers.

1.8 The proposed roof additions are disproportionate additions contrary to planning guidance, both CPG1 and the Neighbourhood Plan states that roof alterations can be should be sensitive changes. The document acknowledges the importance of maintaining the overall structure of the existing roof form and specify that dormer extensions should be designed to be sufficiently below the ridge of the roof in order to avoid the roof extension projecting into the roofline when viewed from a distance. Figure 4 of CGP1 shows that dormers should be set back below the ridgeline,

above the eaves and from both side by a minimum of 500mm. This guidance has not been met by the proposal, as both dormers would be within 500mm of the side walls, eaves and ridges of the roof.

- 1.9 The proposed side dormers combined would have a detrimental impact to the architectural quality of the host building and would upset the balance of the uniformity and symmetry of the pair, as explained above. The larger dormer would sit uncomfortably within the shallow pitch of roof and would dominate the roof slope and the majority of the side elevation. The smaller side dormer extension be crowded within the roof slope and be an awkward addition. Therefore, the resulting dormer extensions would dominate the roof slope and be incongruous additions to the host building.
- 1.10 The proposed dormer extensions would set an unwelcomed precedent, are considered harmful and additions to the host building. Thus, they would have a detrimental impact on the wider area. It is acknowledged that no. 211 Fordwych Road benefits from a rear and side dormer extensions, the permitted scheme (2014/6215/P) is considered to be subordinate additions and materially different to what is being proposed here. The current proposal would be significantly more detrimental due to the bulk and massing at roof level with the roof of the dormers extending from the ridgeline rear wall of the host property.
- 1.11 With regards to the principle of hip to gable element in its own right, it is considered that this would result in an unsympathetic addition at roof level that would not be in keeping with the style and character of the host dwelling as well as the surrounding buildings. Although the extension is to the rear, it would be readily visible from neighbouring properties and from the railway track to the rear. It should be noted that the views from the railway track and the private views are considered important in regard to respecting properties integrity and achieving a high design standard. In addition, the cumulative impact of the hip to gable enlargement, the side and rear dormers would lead to an incongruous roof form with the overall structure of the roof not being maintained but being unacceptably distorted.

2 Amenity

- 2.1 Policy A1 of the Local Plan seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of visual privacy and overlooking; sunlight, daylight and overshadowing; artificial lighting; noise and vibration etc.
- 2.2 The proposed smaller dormer includes a side facing at second floor level; however, this could be controlled by condition to make the window obscurely glazed and non-opening.
- 2.3 Due to the size, scale and location of the additions it is not considered that a material loss of light or outlook would occur to neighbouring occupiers.
- 2.4 The new loft space measures as only 2.16m in the sections. While this is below the recommended 2.3m in the Council's CPG2 (Housing), it is considered that the internal height could easily be increased at Building Regulations stage. The spaces are also additional accommodation for the first floor unit, which benefits from a large dual aspect living/kitchen/dining room at first floor level with a generous floor to ceiling height.

3 Conclusion

- 3.1 It is considered that hip to gable roof extension together with the side dormers would have a cumulatively harmful impact, detracting from the character and appearance of the host building, the pair of dwellings (nos. 211 and 209), the rear elevation that is visually prominent from the railway line and the wider area. The application is therefore recommended for refusal.

Recommendation: Refuse Planning Permission