

Delegated Report		Analysis sheet		Expiry Date:		31/08/2017	
		N/A / attached		Consultation Expiry Date:		22/09/2017	
Officer				Application Number(s)			
Obote Hope				2017/3856/P			
Application Address				Drawing Numbers			
Flat 5 , 48 Shoot-up Hill London NW2 3QB				Please see Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of a rear dormer roof extension for ancillary residential floorspace (Class C3).							
Recommendation(s):		Refuse 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	00	No. of objections	00
Summary of consultation responses:		Site notice: was displayed from 01/09/2017 - 22/09/2017 Press notice: N/A No objections received.					
Summary of CAAC response:		N/A					

## Site Description

The application site comprises a three-storey semi-detached building located on the eastern side of Shoot Up Hill. There are a variety of building styles and densities surrounding the site and immediately to the east and south of the host building consist of similarly styled three storey semi-detached buildings.

The host building is Fortune Green and West Hampstead Neighbourhood and is not located within the vicinity of any Listed Buildings.

## Relevant History

### Application site

2016/1089/P - Excavation of basement with front and rear lightwells; alteration of the residential mix to comprise 4x1-bed and 3x2-bed units and associated works. Granted 07/09/2016

2017/4547/P - The erection of a single storey rear extension at roof level on the existing 2 storey annex wing extension, enlargement of the rear chimney stack and erection of a rear dormer roof extension all associated with a new 1 x 1bed flat (Class C3). Remains undetermined.

## 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 (*paragraph 7.1*)

CC1 Climate change mitigation

DM1 Delivery and monitoring

### Camden Planning Guidance

CPG 1 - Design (*paragraphs 5.7, 5.11, page 42*)

CPG3 - Sustainability

CPG6 - Amenity

### Fortune Green and West Hampstead Neighbourhood Plan 2015 (Policy 2, iv)

## Assessment

### 1. Proposal

Planning permission is sought for the erection of a rear dormer extension. The proposed rear dormer extension would measure approximately 4.1m in width, 2.4m in depth and approximately 1.8m in height.

1.2 The key considerations are as follows:

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

### 1.3 Design and appearance

## **Rear Dormer**

- 1.4 Camden Planning Guidance (CPG) 1 (*paragraph 5.11*) provides guidance on roof alterations and extensions, the Supplementary Planning Guidance (SPG) document states that '*principle of a dormer extension would not be acceptable where the proposed dormers would be introduced where they interrupt an unbroken roofscape*'. The guidance document also specify '*the proposed dormer roof extension would be unacceptable in number, form, scale and pane size, if the proposed extension is not designed to be separate small projection that relates well with the fenestration below*'.
- 1.5 In addition, the proposal would be contrary to the Fortune Green and West Hampstead Neighbourhood Plan (policy 2), states; development that undermines the architectural style of the property should be resisted and dormer extension should be designed to fit within the existing rooflines. Notwithstanding this, the Local Plan stipulates that 'extensions should be in proportion to the existing building, should not have an impact on existing rhythms, symmetries and uniformities of the townscape and alteration/extension would not be acceptable where the proposal would architectural style would undermined by any addition. This would be the case in this regard; no. 46 and 48 Shoot up Hill are considered a pair in form and scale. Moreover, the dormer roof extension would not be contrary to planning guidance as identified above due to its design, bulk, scale and settings within the roof slope.
- 1.6 The Local Plan (paragraph 7.1) requires all new development to consider the composition of the elevation and wider historic environment, this would not be the case in this regard and the proposed design would fail to respond creatively to the site and settings. The dormer extension is disproportionate addition and the scale and mass would be contrary to planning policy. In addition, both CPG 1 and the Neighbourhood Plan, states that roof alterations should be sensitive to changes. The document acknowledges the importance of maintaining the overall structure of the existing roof form and requires all dormer extension to be sufficiently below the roof ridge and up from the eaves in order to avoid the roof extension projecting into the roofline when viewed from a distance. Figure 4 of CPG1 (*page 42*) shows that dormers should be set back below the ridgeline, above the eaves and from both sides by a minimum of 500mm.
- 1.7 The proposed rear dormer would have a detrimental impact to the architectural quality of the host building and would upset the balance, uniformity and symmetry of the pair of dwellings. Furthermore, the proposed dormer extension would be introduced on a semi-detached property with unimpaired roofslope with no alterations associated with the pair of properties at roof level. As such, the proposed rear dormer would sit uncomfortably on the roof eaves and the window would further project down from the main roof. The rear dormer would be an incongruous addition, which would fail to enhance the host building and would have a detrimental impact on the neighbouring property.

## **2 Amenities**

- 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 rear dormer would not exacerbate levels of overlooking at roof level. It is not anticipated that there would be impact in regards loss of privacy nor would there be an impact in regards to loss of daylight/sunlight and overshadowing with no.46 Shoot Up Hill on account of the proposed dormer extension setting on the rear roof slope.

### **3 Conclusion**

3.1 The proposed rear dormer window, by reason of its presence on the otherwise unimpaired roof slope of a semi-detached pair and its incongruous positioning on the roof eaves, would detract from the integrity of the largely unaltered roofscape of the buildings at 48 and 46 Shoot-Up-Hill and the wider area contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan

#### **3.2 Recommendation:**

3.3 Refuse Planning Permission