



Application by Hughes Munro Trust

Enlargement of existing dormer window and internal alterations
No 38 Frognal, London, NW3 6AG

Planning Report, incorporating Design & Access Statement of DLA Town Planning Ltd

DLA Ref: 10/189

November 2017

The evidence which I have prepared and provided for this proposal in this report is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute and I confirm that the opinions expressed are my true and professional opinions.

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1.0 INTRODUCTION

This report relates to a proposal to enlarge the existing rear dormer window and for internal alterations at No 38 Frognal, London, NW3. The proposal is identical to a previous application which received planning permission on the 11th November 2010 (2010/6078/P).

1.1.0 Scope

This document comprises a Planning Report, incorporating a Design and Access Statement, prepared in compliance with the guidelines produced by the Commission for Architecture and the Built Environment (CABE) in 2006. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; Section 5 sets out the proposal in relation to the factors identified by the CABE guidelines. These sections inform the evaluation of the proposal in Section 6 against the identified planning policy framework. The overall conclusions are set out in Section 7.

1.2.0 Summary

The report demonstrates that:-

- 1) The recently adopted Local Plan does not contain any policies which should result in a different decision being to the 2010 planning permission.
- 2) The proposal would preserve the character and appearance of the existing building and the Conservation Area.
- 3) The proposal would cause no undue impact to the residential amenity of neighbouring occupiers.

2.0 **SITE & CONTEXT APPRAISAL**

2.1.0 **Site Location**

The site is located on the eastern side of Frognal, within the urban area of Camden. Hampstead Heath is located to the north of the site.

2.2.0 **Site Description**

The application site of some 0.03ha comprises a 4-storey semi-detached building with additional room in the roofspace. This building is one of a pair of properties fronting Frognal. The building has a hipped roof form, with dormer windows to the rear and front elevations. The property is split into self-contained apartments, the upper floor containing a two-bedroom unit.

2.3.0 **Proposals Map Notation and Other Relevant Designations**

The proposals map of the London Borough of Camden Unitary Development Plan shows the site within the urban area of Camden and the Redington Frognal Conservation Area.

2.4.0 **Surrounding Area**

The surrounding area is predominantly residential in character, comprising a range of dwelling types. To the south of the site, at Nos 18-22 Frognal is a Class C1 hotel.

3.0 RELEVANT PLANNING HISTORY

- 3.1.0 **2010/6078/P** Planning permission was granted on the 11th November 2010 for the 'Enlargement of existing former window to rear roof slope of residential flat (Class C3)'.

4.0 POLICY CONTEXT

4.1.0 London Borough of Camden Local Plan 2017

I consider the following policies to be directly relevant to this application: -

Policy No	Title
A1	Managing the Impact of Development
D1	General Design Principles
D2	Heritage

4.2.0 National Planning Policy Framework

Guidance/Circular No	Title
Paragraph 7	Delivering Sustainable Development

5.0 DESCRIPTION OF DEVELOPMENT

5.1.0 Design

The proposal is detailed below with reference to the headings identified by the 2006 CABE guidelines, where relevant.

5.1.1 Use

The proposal would not alter the use of the site, which would remain as Class C3 residential.

5.1.2 Amount

The proposal would create some 5m² of additional usable floorspace within the existing unit in the upper floor.

5.1.3 Layout and Scale

The dormer window would be located on the rear elevation of the property. It would have a width of 4.85m and a height of 2m. The dormer would be set 1m below the main ridge height. The proposal would also involve the reconfiguration of the existing upper floor apartment, but which would remain a two bedroom unit. The enlarged dormer would provide light and outlook to both of the bedrooms.

5.1.4 Landscaping

The proposal would have no impact on any existing landscaping features.

5.1.5 Appearance

The proposed dormer would reflect the appearance of the existing upper floor window on the neighbouring property.

5.2.0 Access

The proposal would have no impact on any issues with regard to access.

6.0 EVALUATION

Based on the analysis set out in sections 2 to 5, I consider that the application proposal raises the following 2 issues, which I will consider in turn below:

1. Impact on the character and appearance of the existing building and the Conservation Area
2. Impact on the amenity of neighbouring occupiers

6.1.0 **Issue No 1: Impact on the character and appearance of the existing building and the Conservation Area**

Local Plan Policy D2 seeks to preserve the character and appearance of conservation areas. The supporting text notes that the architectural character of conservation areas derives from, among other things, the detailing of existing buildings. The proposal acknowledges the existing character of the area by replicating the appearance of the dormer window on the neighbouring building at No 36 Frognal. The proposal would provide symmetry to the rear elevation of the pair of semis. The dormer would be set 1m below the main ridge height and so the character of the original roof form would be retained. Appropriate materials would be used, and which could be controlled by condition.

6.1.1 Notwithstanding the above, the impact on the Conservation Area would, in any event, be limited given the siting of the proposed dormer at the rear of the building. The alterations would not impact on the Frognal streetscene.

6.1.2 In the above circumstances, the proposal would preserve the character and appearance of the existing building and the Conservation Area in compliance with Local Plan Policies D1 and D2.

6.2.0 **Issue No 2: Impact on the amenity of neighbouring occupiers**

I consider that the proposal would have no undue impact on neighbouring occupiers in the following circumstances:-

- The proposal is for the enlargement of an existing window, such that it would not increase the potential to overlook neighbouring properties.

- The dormer window would have no greater impact than the neighbouring window at No 36 Frognal.
- The rear garden depth of 18m and the existing boundary screening would, in any case, preclude any undue loss of privacy for neighbouring occupiers.

6.2.1 In all the above circumstances the proposal would preserve the amenity of neighbouring occupiers in compliance with Local Plan Policy A1.

7.0 CONCLUSIONS

- 7.1 This report relates to a proposal to enlarge the existing rear dormer window and for internal alterations at No 38 Frognal, London, NW3.
- 7.2 The proposal would preserve the character and appearance of the existing building and the Conservation Area, in compliance with Local Plan Policies D1 and D2.
- 7.3 The proposal would cause no undue impact to the residential amenity of neighbouring occupiers in compliance with Local Plan Policy A1.