

Delegated Report		Analysis sheet		Expiry Date:		20/12/2017	
		N/A / attached		Consultation Expiry Date:		17/11/2017	
Officer				Application Number(s)			
Charlotte Meynell				2017/5485/P			
Application Address				Drawing Numbers			
Flat C 9 Medley Road London NW6 2HJ				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 1 x front dormer window and 1 x rear dormer extension to provide habitable accommodation within the roof for the first floor flat.							
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	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		<u>A site notice was displayed on 27/10/2017 and expired on 17/11/2017.</u> No responses were received from neighbours.					

Site Description

The subject site is a two-storey plus lower ground floor mid-terrace building located on the south-western side of Medley Road within close proximity to the junction with Iverson Road that lies to the north. The host building has been divided into 3 self-contained flats. This application relates to the first floor flat.

The building is not listed and the site is not located within a conservation area. The site is surrounded by mainly residential development. To the south lies the Overground railway line that runs between Gospel Oak and Barking.

Relevant History

9 Medley Road

2017/5490/P – Erection of two storey rear infill extension with first floor roof terrace above enclosed by balustrade and privacy screen; alterations to openings within rear fenestration of closet wing. **Full planning application under consideration**

8804700 – The premises as three separate flats. **Established use certificate granted 06/12/1989**

5 Medley Road (Neighbouring property)

2007/1270/P – Installation of two rooflights in front roofslope and erection of dormer window in rear roofslope in connection with loft conversion to provide additional floorspace to existing second floor flat. **Planning permission granted 17/05/2007**

12B Medley Road (Neighbouring property)

PWX0003109 – Erection of front and rear dormers to provide an additional habitable room for the existing first floor flat. **Planning permission refused 13/03/2001; Appeal allowed 29/08/2001**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

G1 Delivery and location of growth
A1 Managing the impact of development
D1 Design

Camden Planning Guidance

CPG1 Design (2015) chapters 1, 2, 5
CPG6 Amenity (2011) chapter 6, 7

Interim Camden Planning Guidance November 2017 – CPG Documents are being reviewed in the first phase to support the effective delivery of the Camden Local Plan (adopted July 2017)
CPG Amenity

Fortune Green & West Hampstead Neighbourhood Plan Adopted March 2015

Policy 2 Design and character

Assessment

1.0 Proposal

- 1.1 The application seeks planning permission for a loft conversion involving the erection of a front dormer window and a rear dormer extension to provide additional habitable accommodation for the first floor flat.
- 1.2 The front dormer window would measure 1.5m in width, 2.8m in depth and would have a round-headed style with a maximum height of 1.8m. It would be set down 0.8m from the main roof ridgeline, set up 1.4m from the eaves, and set in 0.5m from the north-west boundary with No. 10 and 0.7m from the south-eastern boundary with No. 8.
- 1.3 The rear dormer extension would measure 3.9m in width, 3.4m in depth, and 1.8m in height. It would be set down 0.4m from the main roof ridgeline, set up 1.7m from the eaves, and set in 2.7m from the north-west boundary with No. 10 and 1.1m from the south-eastern boundary with No. 8.
- 1.4 Both dormers would be clad in lead and would include timber framed windows.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character and appearance of the host property and wider street scene);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design

- 3.1 Policy D1 aims to ensure the highest design standards for developments. Policy D1 paragraph 7.2 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.
- 3.2 Paragraph 5.7 of CPG1 (Design) states that additional storeys and roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. Paragraph 5.8 of CPG1 highlights that a roof addition is likely to be unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding streetscene.
- 3.3 Policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Furthermore, paragraph A14 states that "Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development".
- 3.4 Medley Road is a short cul-de-sac of 12 terraced buildings located to the south of Iverson Road. Although round-headed style front and rear dormer windows are a feature of the majority of the buildings along the southern side of Iverson Road to the north of the site, both the terrace on the south-western side of the road of which the host building forms a part and the terrace on the opposite side of the road to the north-east have an unimpaired roofline to the front and rear. This contributes to the character of the area, and the introduction of a dormer window to the front

roofslope and a dormer extension to the rear roofslope would fundamentally change the roof form and erode the current consistency of appearance within the terrace.

3.5 The front of the application site is visible from Medley Road itself and in views from Iverson Road. The rear of the application site is also prominent as it adjoins an access road to the south leading to a four-storey block of 12 x maisonettes and flats at Aerynn House immediately to the rear of the site, which was granted planning permission on 07/12/2005 (ref. 2005/3652/P). The rear roofslope is also visible from both the railway line and a new six-storey residential block at the site of 187-199 West End Lane to the south.

3.6 The proposed front dormer window would be of a similar design to the existing front and rear dormer windows along the southern side of Iverson Road, and its modest size and positioning above the lower floor bay window would ensure that it appears as a subordinate addition to the roof. However, as it would represent a new addition into a terrace with an unaltered front roofscape, it is considered to be unacceptable in principle.

3.7 The proposed rear dormer extension is not considered to be architecturally sympathetic to the host building. Whilst it would be set back well above the eaves, it would not leave the minimum 500mm gap between the ridgeline usually required nor would it “appear as separate small projections on the roof surface”, as recommended in paragraph 5.11 of CPG1 (Design). The rear dormer would therefore appear unduly bulky and is not considered to be subordinate to the host building. Although the proposed materials are considered to be acceptable, the detailed design of the rear dormer with four windows with no glazing bars, would not relate well to the fenestration pattern below. As such, the rear dormer would be a prominent and incongruous addition, which would fail to respect and preserve the character and appearance of the host property and the group of properties in the terrace of which it forms a part.

3.8 Although it is noted that the erection of a rear dormer window and two front rooflights was granted planning permission at No. 5 Medley Road on the opposite side of Medley Road in 2007, and front and rear dormers at No. 12B Medley Road within the same terrace as the site were granted planning permission at appeal in 2001 (see Planning History section above), neither of these permissions were implemented and both have since lapsed. The design of the proposed dormers at Nos. 5 and 12B Medley Road was considered to be acceptable, as was the principle of the additions given the limited visibility of the roofslopes from neighbouring gardens. However, as highlighted above, both the front and rear roofslopes of the host building are visible and prominent in views, and as such the proposal is considered to be unacceptable as the roof extension would be inconsistent with the appearance of the existing terrace and would harm the character and appearance of the terrace.

4.0 Neighbouring Amenity

4.1 Policy A1 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

4.2 By reason of the location and nature of the works, it is not considered that there would be any adverse impact on the amenity of the neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

5.0 Conclusion

5.1 The proposed dormer extension, by reason of its scale, bulk, detailed design and location on a row of terrace properties with an otherwise unimpaired roofline, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part, contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

6.0 Recommendation

6.1 Refuse Planning Permission