

<b>Delegated Report</b> (Refusal)		Analysis sheet		Expiry Date:	28/12/2017
		N/A		Consultation Expiry Date:	15/12/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Tessa Craig			2017/6172/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
60 Menelik Road London NW2 3RH			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of side, rear and front dormers with associated front roof terrace. Erection of ground floor part width rear extension and installation of ground floor bi-folding doors. Installation of two front roofslope rooflights.					
<b>Recommendation(s):</b>		Refuse Planning Permission			
<b>Application Type:</b>		Householder Application			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>	No. of responses	00	No. of objections	00	
	No. electronic	00			
<b>Summary of consultation responses:</b>		A site notice was displayed 24/11/2017-15/12/2017. No responses were received.			
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A			

## Site Description

The subject site is located on the north side of Menelik Road and comprises a two storey dwelling. The property benefits from an extant lawful development certificate and a planning permission (listed below).

The property is not listed and nor does it lie within a conservation area.

## Relevant History

37247- Erection of a front porch. Granted, 25/01/1984.

8804383- Change of use from a garage and residential accommodation to a semi-detached house. Granted, 23/03/1989.

PWX0302244- Erection of a single storey rear conservatory extension to the existing dwellinghouse. Granted, 12/06/2003.

2016/4147/P- Variation of condition 1 (permitted development) of planning permission PL/8804383 dated 05/04/1989, for (change of use from a garage and residential accommodation to a semi-detached house), namely to remove permitted development rights solely from 60A Menelik Road. Granted, 23/09/2016.

Lawful Development Certificate - 2017/1475/P- Erection of a rear dormer, single storey rear extension, installation of x2 rooflights to the front elevation and replacement of x3 ground floor rear windows and x1 door with bi-folding doors. Granted, 24/04/2017. Yet to be implemented.

2017/1474/P- Erection of side and front dormers with associated front roof terrace. Granted, 08/09/2017. Yet to be implemented.

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2016

### Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

### Supplementary Planning Policies

CPG1: Design

2 - Design excellence

5 - Roofs, terraces and balconies

CPG6: Amenity

6 - Daylight and sunlight;

7 - Overlooking, privacy and outlook.

### Fortune Green & West Hampstead Neighbourhood Plan 2015

Policy 2- Design & Character

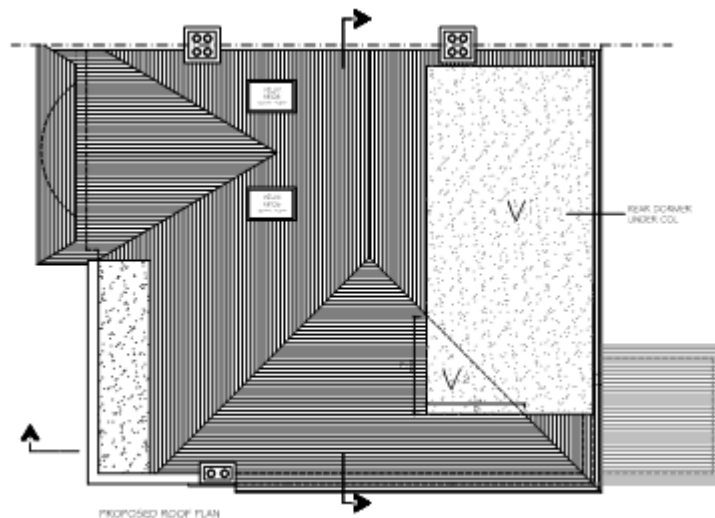
## Assessment

### 1. Proposal

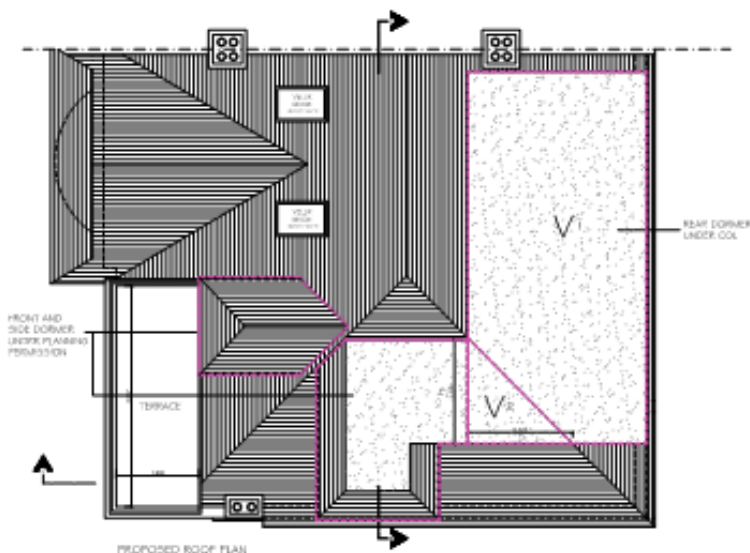
1.1. Planning permission is sought for the erection of side and front dormers with associated front roof terrace. Additionally, a single storey part width rear extension, 9 bi-folding doors in the rear

elevation and two front roofslope rooflights are proposed.

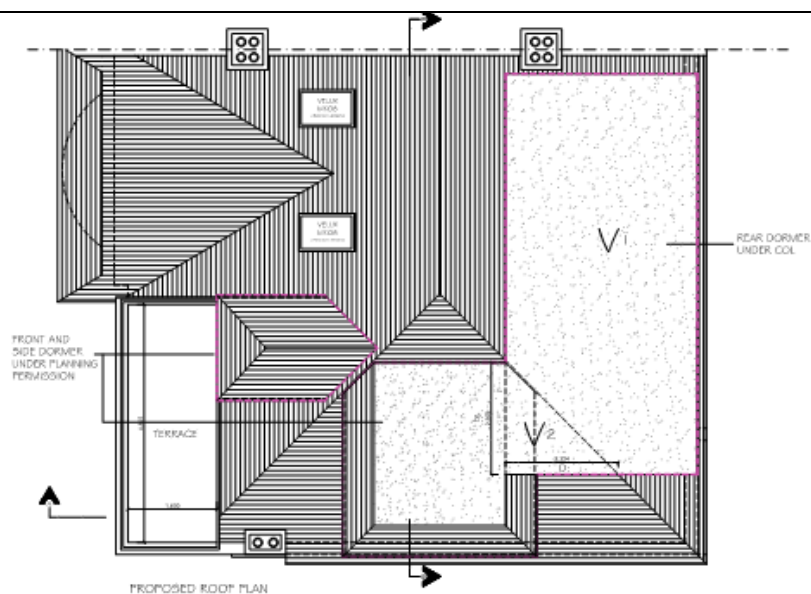
- 1.2. The front terrace would be 2.1m by 5.3m with a metal balustrade. The front dormer would be 2.5m high by 2.1m wide with a pitched roof. The rear roof dormer would be 8.3m wide by 2.8m high with a Juliette balcony and three other windows. The rear extension would be 3m deep by 3m wide and 3.6m high with a sloped roof. The front roofslope rooflights would be 0.78m by 0.4m.
- 1.3. The extant application 2017/1474/P gives planning permission for a side and front dormer with associated front roof terrace and was granted on 08/09/2017. The lawful development certificate allows the two front rooflights, rear extension and bi-folding doors to be installed (2017/1475/P, granted 24/04/2017). The current proposal differs to these two applications only in the size of the proposed side dormer, the remainder of the proposed works are consistent with the approved schemes. The variations between the approved and proposed schemes are outlined in figure one below:



*Lawful Development Certificate Roof Plan - 2017/1475/P*



*Approved Roof Plan - 2017/1474/P*



*Proposed Roof Plan – Current Proposal*

- 1.4. The approved side dormer (under permission 2017/1474/P) was 3.4m deep, 2.7m wide and 2.7m high with a flat top and two windows. The revised proposal is for a 4.1m deep, 4.1m wide and 3.9m high side dormer with a pitched roof and three windows.

## **2. Assessment**

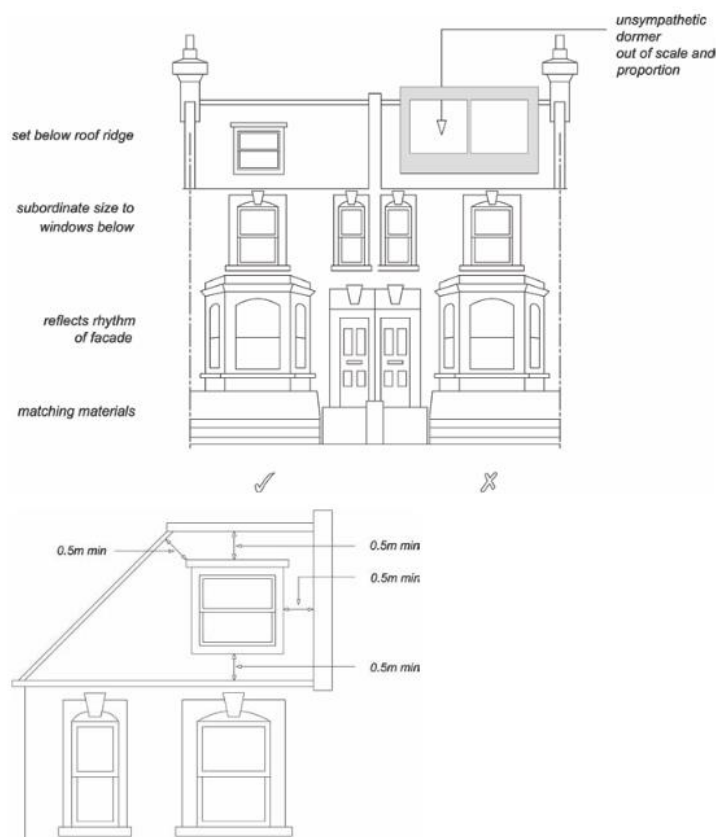
- 2.1. The main considerations in relation to the proposal are the impact in terms of design and the impact on neighbours amenity in relation to the enlarged side dormer proposed. The previously approved developments are also a significant material consideration in the assessment of the case.
- 2.2. As outlined above, many of the elements shown on proposed plans were recently approved. The relevant assessment for this application is therefore whether the enlarged side dormer to the east facing roof slope would individually cause harm and whether the cumulative impacts of all extensions proposed would now result in an unacceptable level of harm.

### Design

- 2.3. Policy D1 (Design) of the Camden Local Plan advises the Council will seek to secure high quality design in development. The Council will require that development respects local context and character. Fortune Green & West Hampstead Neighbourhood Plan policy 2 (Design and Character) advises 'All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead'.
- 2.4. Camden Planning Guidance (CPG) 1 states that alterations should always take into account the character and design of the property and its surroundings. The CPG contains specific guidance related to dormers (points 5.11-5.13). The guidance advises additions of roof dormers should be sensitive changes which maintain the structure of the roof form. The guidance recommends that generally the pitch of the existing roof should be sufficient to allow headroom without disproportionately large dormers, that dormers should be sufficiently below the roof ridge to avoid projecting into the roofline and should usually maintain a 500mm gap between the dormer and roof ridge/hip.
- 2.5. More specifically the guidance advises in number, form, scale and pane size, the dormer and windows within it should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface, generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. The presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind. The image below is taken from the CPG

(Page 42, Figure 4) and demonstrates an unsympathetic dormer versus an appropriately designed, suitably sized dormer addition.

**Figure 4. Dormer windows**



- 2.6. The approved side dormer under application 2017/1474/P does not comply with the design guidance as it is not 500mm below the roof ridge. In the assessment of the approved side dormer, the officer commented 'In determining this application it is also acknowledged that, whilst unusual in terms of design, similar dormer examples can be seen within the Menelik Road streetscene, most notably at numbers 58 (Ref: P9602917R1 dated 05/03/1997), and 62 (Ref: PWX0202236 dated 08/10/2002)' and that the 'siting, scale and design which is broadly commensurate with the property and area (given the surrounding context)'.
- 2.7. The revised side dormer proposal also fails to comply with the CPG1 design guidance illustrated above, however, in this case the much increased dormer is considered to completely dominate the roofscape, especially when considered alongside the approved lawful development certificate and extant permission proposals. The dormer would not be 500mm from the roof ridge or hip and as a result would fail to be read as a subordinate addition within a roofslope as well as being visually prominent from the street. -From the street, the enlarged side dormer window would project further into the roofline, diminishing views to the remaining rear hip to a point where the roof extension would dominate this slope. The enlarged side dormer window is therefore considered to result in harm to the character and appearance of the host dwelling.
- 2.8. Furthermore, the overall cumulative impact of the enlarged side dormer and other roof extension proposed would mean the number, form and scale of dormers would overwhelm the property and add bulk which harms the original roof profile. The revised side dormer would no longer be consistent with the surrounding context or the examples at 58 and 62 Menelik Road which do not include such overwhelming roof level development both in the number of dormers or the bulk/size. The overall cumulative impact of roof extensions would severely undermine the character and appearance of the host dwelling to a point where its original roof form / character would be illegible.

- 2.9. The proposed increased side dormer and cumulative impact of overall extensions proposed would harm the host building and the revised scheme is considered unacceptable in design terms and its impact on the host building and local area. The proposed roof extensions would consequently be contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan.

#### Amenity

- 2.10. 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.
- 2.11. The proposed dormer is to be located in the roof slope where it would not result in loss of light or outlook for neighbours. Given there are no windows at the same height on the opposite roof slope of 158 Camden Road, there would be no loss of privacy. In addition, the window would serve a non-habitable room and could be suitably obscurely glazed and made non-openable. As such, it is considered that the proposal would not have any significant impact on existing residential amenity subject to conditions. The proposal is considered satisfactory in terms of amenity impact and is in accordance with policy A1 and CPG6.

### **3. Recommendation**

- 3.1. Refuse planning permission.

- 3.2. In the event of a successful appeal, the Council requests that the following conditions are attached to the decision:

- 1) The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans:

OS, ST\_A17\_60 MEN\_001 Rev G and ST\_A17\_60 MEN\_002 Rev G.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4) Notwithstanding the details shown on the approved plans, the proposed south (side) facing windows shall be obscure glazed and non-opening to an internal height of 1.8m, and shall remain as such in perpetuity.

Reason: To maintain the privacy of neighbouring properties in accordance with policy A1 of the Local Plan.