

Delegated Report		Analysis sheet		Expiry Date:		10/11/2017	
		N/A / attached		Consultation Expiry Date:		27/10/2017	
Officer				Application Number(s)			
Ben Farrant				2017/4980/P			
Application Address				Drawing Numbers			
Flat 10, The Hamptons 52 West End Lane London NW6 2NE				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of rear facing dormer; 1 x rooflight to rear, 2 x rooflights to side, and 2 x rooflights to the front following removal of roof level access door and external platform							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refuse Permission					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 29/09/2017 and 20/10/2017 It was advertised in the Ham and High between 06/10/2017 and 27/10/2017 No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The property is the second floor and loft space of a three storey (plus lower ground floor) detached building located on the corner of West End Lane at its junction with Woodchurch Road so that the front, south side, and rear elevations are all clearly visible from the public realm.

The property is located within the South Hampstead Conservation Area and is listed as a positive contributor; there are no nearby listed buildings which would be affected as a result of the works.

Relevant History

52 West End Lane (application site):

None directly applicable

58 West End Lane:

2016/4441/P - Erection of 2 storey rear extension; erection of 2 x dormer windows to rear roofslope; 3 x rooflights to front roofslope; and conversion of existing 16 x studio flats into 5 x 2 bedroom flats, 1 x 1 bedroom flat and 8 x studio flats – **Granted Subject to a S106 dated 17/01/2017**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan was adopted on 3rd July 2017. The relevant policies to the application are:

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 - Design

CPG6 - Amenity

South Hampstead Conservation Area Character Appraisal and Management Strategy 2011

Assessment

Proposed is the installation of a rear facing dormer; 1 x rooflight to rear, 2 x rooflights to side, and 2 x rooflights to the front following removal of roof level access door and external platform. The dormer would have a width of 1.7m, and the 5 no. rooflights would all be conservation style.

By reason of the siting of the property at the junction of West End Lane and Woodchurch Road, all the proposed alterations would be clearly visible from street level.

The proposed dormer would represent a harmful scale and bulk at the rear of this unbroken roof slope contrary to guidance contained within CPG1. The proposed dormer by reason of its siting, scale and bulk would result in undue harm to the character and appearance of the property (which is noted as a positive contributor within the South Hampstead Conservation Area Character Appraisal and Management Strategy). It is also considered to represent a harmful development within the conservation area, failing to maintain or enhance the character or appearance of the conservation area, causing undue harm to the historic interest of the area, particularly given its prominent position and public visibility. The significant number of proposed rooflights to this unbroken roof slope, and their prominent position to the front and side is similarly considered to cause harm to the character and appearance of the property. As such, the proposal is considered contrary to advice contained within CPG1, policies D1 and D2 of the Local Plan (2017), and Section 12 of the NPPF (2012).

The proposal would not represent undue harm to neighbouring amenities.

No objections have been received following consultation on the proposal. The planning history of the site and surrounding area has been considered when determining this application.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the above assessment, the proposed development is in contrary to policies D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation

Refuse planning permission.