

Delegated Report		Analysis sheet		Expiry Date:		18/12/2017	
		N/A		Consultation Expiry Date:		07/12/2017	
Officer				Application Number(s)			
Tony Young				2017/5927/P			
Application Address				Drawing Numbers			
296 West End Lane LONDON NW6 1LN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a side dormer window and enlargement of existing rear dormer window.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation and responses:		Site notice was displayed from 15/11/2017 to 06/12/2017 Press notice was published on 16/11/2017 and expired 07/12/2017 No responses					
CAAC/Local groups comments:		No response received from West End Green CAAC					

Site Description

The host property comprises of a 2-storey semi-detached dwelling house with converted loft space, located on the southern edge of West End Lane between the junctions with Crediton Hill to the east and Honeybourne Road to the west.

The property is not listed and is located within the West End Green Conservation Area. The building and wider terrace have been identified as making a positive contribution within the conservation area (West End Green Conservation Area Appraisal and Management Strategy, February 2011 – paragraph 5.9, '*Audit of Heritage Assets*').

Relevant History

Application Site:

2006/0605/P - Retention of one dormer window on the rear elevation of the existing dwelling house. Planning permission granted dated 30/03/2006

7141 – The formation of a non-self contained flat on the 2nd floor and new roof window in the side elevation. Planning permission granted dated 25/06/1969

Neighbouring properties and wider terrace (nos. 288-304):

294 West End Lane

2007/5390/P - Retention of enlarged (rear) dormer window and 3 rooflights in side roofslopes all in connection with existing single-family dwelling house. Planning permission was granted dated 29/04/2008

300 West End Lane

8500336 - Amendment to planning permission (8401428) to provide a dormer window to side and rear of main roof. Planning permission was granted dated 10/04/1985

8401991 - Erection of a roof extension at the side and rear. Planning permission was refused dated 21/01/1985 due to the adverse effect on the appearance of the building and visual amenity of the area; and obstruction of light to adjoining properties.

8401428 - Change of use and works of conversion to provide four self-contained flats including the formation of a roof extension at second floor level. Planning permission was granted dated 10/10/1984

304 West End Lane

10400 - The formation of a 2nd floor rear extension to accommodate one self- contained flat. Planning permission was refused dated 08/04/1971 by virtue of the considerable reduction in amount of daylight to no. 302; and the excessive number of residential units.

11146 - The erection of a 2nd floor extension to accommodate a living room and bathroom at the rear. Planning permission was refused dated 16/07/1971 by virtue of the non-compliance with daylighting standards and reduction in natural light to the detriment of adjoining premises.

11869 - The formation of an additional room at 2nd floor level, as an extension to the existing 2nd floor flat. Planning permission was granted dated 25/11/1971

Other sites in nearby locality:

39 Crediton Hill

2011/4529/P - Replacement of existing rear ground floor extension with new single storey extension and roof terrace with glass balustrade above, alterations to create Juliette balcony at rear first floor

level, erection of new side dormer, new and replacement windows, creation of new door/window openings, including alterations to provide new entrance staircase and associated landscaping alterations to dwelling house. Planning permission was granted dated 28/11/2011

41 Crediton Hill

2008/4535/P - Erection of dormer window in the side roofslope for the existing single-family dwelling house. Planning permission was refused dated 13/01/2009 by virtue of the side dormer's size, bulk, detailed design and loss of the two existing chimneys which would be detrimental to the appearance of the building and character and appearance of the conservation area.

2008/4466/P - Erection of dormer window in front roofslope of existing single-family dwellinghouse. Planning permission was granted dated 23/12/2008

55A Crediton Hill

2013/2042/P - Alterations including extension of existing side dormer within the northern flank roof slope, installation of 4x roof lights in two storey rear projection, 2x roof lights within front roof slope and 1x roof light and 1x cabrio balcony in rear roof slope all in connection with existing residential dwelling. Planning permission was granted dated 23/05/2013

2012/6500/P - Alterations to roof of rear wing including increase in height by 300mm and installation of dormer window and 2 x rooflights, installation of rooflight and velux rooflight/balcony in rear roofslope, enlargement of dormer in side roofslope and 2 x rooflights in front roofslope all in connection with existing residential dwelling (Class C3). Planning permission was refused dated 14/03/2013 by virtue of the 2-storey rear projections (which consists of raising the ridgeline and a proposed side dormer) form, bulk, and mass which would appear incongruous and would harm the character and appearance of the original dwelling, and the West End Green Conservation Area.

66 Crediton Hill

2014/3694/P - Erection of roof extension to create a 3rd floor level with side dormer and 5 rooflights, replacement of 2nd floor front windows with French doors and installation of balustrades to form 2 balconies, replacement of rear metal railings with glass balustrade, and additional alterations to fenestration. Planning permission was refused dated 20/08/2014 by virtue of the roof extension's design, bulk, and mass which would appear as an incongruous addition to the roof and would harm the character and appearance of the parent building and the West End Green Conservation Area,

74 Crediton Hill

2013/3610/P - Installation of 2x dormers to rear roof slope of existing flat. Planning permission was granted dated 20/09/2013

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 (Design) 2015 – chapters 2 (Design excellence), 3 (Heritage), and 5 (Roofs, terraces and balconies)

CPG6 (Amenity) 2013 – chapters 6 (Daylight and sunlight) and 7 (Overlooking, privacy and outlook)

West End Green Conservation Area Appraisal and Management Strategy (adopted February 2011)

Fortune Green and West Hampstead Neighbourhood Plan (adopted September 2015)

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

Assessment

1. Proposal

1.1 The application proposes the erection of a new dormer window within the side roofslope and the enlargement of the existing dormer window in the rear roofslope.

Revisions

1.2 Original proposed development: *'Erection of 2 side dormer windows, and enlargement of existing side and rear dormer windows.'*

1.3 Concerns were raised at an early stage and the applicant was informed that officers did not support the proposals, given the excessive size and scale, inappropriate modern design, materials, level of projection, proximity to existing roof ridges, hips and parapets, as well as the visual prominence of the proposals. Given the nature and extent of these concerns, the applicant was strongly advised to withdraw the application in order to seek pre-planning advice and re-evaluate the proposals.

1.4 Nevertheless, the applicant put forward a series of revisions which officers did not consider to address the Council's concerns and at the applicant's request the application is being determined based on the set of revision B drawings.

1.5 Revision B: *'Erection of a side dormer window and enlargement of existing rear dormer window.'*

2. Assessment

2.1 The principal considerations material to the determination of this application are:

- a) the design and impact of the proposal on the host building, wider locality, and the character and appearance of the West End Green Conservation Area; and
- b) the impact of the proposal on neighbouring amenity.

3. Design and appearance

3.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that the Council will require *"all developments, including alterations and extensions to existing buildings, to be of the highest standard of design"*, and expects all development to specifically consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

3.2 Local Plan Policy D2 (Heritage) also states that the Council will only permit development within conservation areas that “*preserves or, where possible, enhances the character or appearance of the area.*” The West End Green Conservation Area Appraisal and Management Strategy (paragraph 3.1) supports this when stating that its designation as a conservation area provides the basis for policies designed to “*preserve or enhance the special interest of such an area.*” The Fortune Green and West Hampstead Neighbourhood Plan (Policy 2) states that the Area “*has a strong and distinct architectural heritage, including a significant number of listed buildings as well as large conservation areas, which are extremely important in signifying the area’s look and feel.*”

Side dormer extension

- 3.3 The proposed side dormer extension (approximately 2.15m high x 2.7m wide x 1.15m deep) would be an inappropriately large and bulky addition to the existing roofslope, out of keeping with the character and appearance of the host building and West End Green Conservation Area. The Fortune Green and West Hampstead Neighbourhood Plan (Policy 2) states that extensions must “*respect and be sensitive to the height of existing buildings in their vicinity and setting*” and be “*in character and proportion with its context and setting, including the relationship to any adjoining properties.*” Contrary to this, the proposals are considered to introduce an incongruous addition to the side roofscape adjacent to the existing dormer projection (over the internal staircase). It would appear particularly odd when viewed in this context not only by reason of its inappropriate design, size and scale, but also given its awkward positioning immediately abutting and above the existing dormer projection that sits in a lower position recessed within the roofslope, so resulting in an imbalanced and inharmonious appearance.
- 3.4 Planning Guidance 1 (CPG1) – Design (paragraph 5.11 – roofs, terraces and balconies) states that “*Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form,*” and further that “*they should appear as separate small projections on the roof surface*”. CPG1 also advises that dormer windows should maintain a separation distance of at least 500mm from the roof ridges and eaves in order to ensure the dormer read as a subservient addition to the roofslope. The proposed side dormer would not comply with the CPG1 guidance and is not considered to relate well to the property given its size and uncomfortable relationship with the existing dormer projection. Rather, it is considered to be an insensitive alteration to the roof form by reason of its design, size, scale, and position, resulting in an unsympathetic appearance which would not relate well or be subordinate to the ground and 1st floor fenestration as required by CPG1 (paragraph 5.11(d)).
- 3.5 Local Plan Policy D1 (Design) states that “*Alterations and extensions should be carried out in materials that match the original or neighbouring buildings.*” Similarly, CPG1 – Design (paragraph 5.11) states that “*materials should complement the main building and the wider townscape and the use of traditional materials are preferred.*” The proposed use of grey zinc cladding rather than the traditional white timber and brick material present in the host building is considered to be inappropriate and an unsuitable material to the age and character of the host building, wider terrace, and West End Green Conservation Area. The Fortune Green and West Hampstead Neighbourhood Plan (Policy 2) states that there is a “*presumption in favour of a colour palate which reflects, or is in harmony with, the materials of its context.*” This would not be achieved with the use of grey colour zinc cladding which is uncommon on this building and the wider terrace.
- 3.6 The proposed single, rectangular window, set within the right-hand side of the dormer is also considered to be inappropriate by virtue of its modern design and position. CPG1 – Design (paragraph 5.11) requires that “*in number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof.*” Though the existing windows on the side elevation differ in style, size and arrangement, they are all of a traditional form and timber material typically associated with a building of this period. The proposed window does not relate well to the existing traditional windows and façade below, nor to the

surface area of the roof and proposed dormer face itself, by reason of its modern design, unsympathetic form and pane size.

3.7 While the proposed side dormer would not be visible when viewed directly from the side, it would be visible from both the front and rear. The proposed front elevation drawing (ref. 2017-1047-120 rev B) shows the uppermost part of the proposed dormer (1m in height) to be visible, the remainder being screened behind the existing side dormer projection and chimney stack. When viewed from the street (between the host building and no. 298), the dormer would be much more visible. Though a narrow public view, the dormer's size and raised position in the roofslope relative to the existing dormer projection would make it conspicuous from this angle and its introduction particularly harmful in the context of a mainly unaltered front and side roofscape (see following section below regarding the wider setting and context).

3.8 It would be even more noticeable when viewed from the rear gardens of neighbouring properties in Crediton Hill given the wider views and absence of any screening from the existing dormer projection at the rear. While it recognised that the proposed side dormer would only be visible from relatively narrow views at the front and rear, the proposed side dormer is nevertheless considered to be sufficiently visually harmful to the appearance of the building within a terrace of houses (nos. 288-304) identified as positive contributors within the West End Green Conservation Area. This is further emphasised in the Fortune Green and West Hampstead Neighbourhood Plan (Policy 3) which states that "*in all development there shall be a clear presumption in favour of preserving the distinct character and appearance of the Area, as well as the views across it.*"

Rear dormer extension

3.9 The existing rear roof dormer (approximately 1.55m high x 2.05m wide x 1.65m deep) is considered to represent a good example of a suitably sized and positioned roof dormer in accordance with Council guidelines, and relates well to the façade below, being in keeping with the age and character of the host building, including use of appropriate materials. While the proposed alterations to create an enlarged dormer (approximately 1.75m high x 2.2m wide x 1.85m deep) might represent a modest enlargement in a different context, the overall approach on this building is ill-considered and inappropriate in terms of its design, proportions and materials used.

3.10 As stated previously, CPG1 – Design (paragraph 5.11) specifies that alterations to roof dormers should be sensitive changes and should appear as separate small projections on the roof surface. Although the proposed dormer would be positioned in the same location, the proposed alterations would increase the proportions of the existing roof dormer so that its appearance alters from a separate, small roof addition, subordinate to the main building, to a more prominent and incongruous enlargement, out of character with the property.

3.11 This is not only reflected in the enlargement in the height, width and depth of the dormer structure itself, but also in the increase in size of the dormer windows and window panes which would become larger than the existing windows below. CPG1 – Design (paragraph 5.11) requires that "*in number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof.*" The proposed enlarged windows and pane sizes would not be subordinate nor relate well to the existing smaller windows below at ground and first floor level, and would result in an imbalanced appearance.

3.12 As stated previously in relation to the proposed side dormer, the use of grey zinc cladding rather than the traditional white timber and brick material present in the host building is considered to be inappropriate and an unsuitable material for the age and character of the host building, wider terrace, and West End Green Conservation Area (as specified in Local Plan Policy D1 (Design), CPG1 – Design (paragraph 5.11), and local Neighbourhood Plan Policy 2.

3.13 The proposed alterations are also considered to be particularly noticeable and prominent

given that the rear roofslope can be seen from views within the rear gardens and houses of neighbouring properties in Crediton Hill, as well as, some more limited views from the rear of properties in Honeybourne Road. In this regard, the proposal is considered to be visually harmful within the context of the building and its wider setting, especially give the recognition of the building and terrace as positive contributors within the conservation area.

- 3.14 Overall, it is therefore considered that the proposed alterations to the rear roof dormer would adversely impact the external appearance and character of the building to the detriment of the building itself and terrace identified as making a positive contribution within the conservation area, and would fail to preserve or enhance the character and appearance of the West End Green Conservation Area, and is not supported within Camden's policies and guidance for the reasons set out above.

Wider setting and context

- 3.15 The host building forms part of a terrace of semi-detached houses (nos. 288-304) with a distinct and established roofscape at the front and sides which is largely unimpaired by roof alterations and extensions. Though not entirely consistent in form, these roofs can be read as a group given their similar design, age and composition, characterised amongst other things by a single dormer projection at the side of each property, recessed within the lower part of the roofslope. The 2 exceptions being at no. 300 (side dormer) and at the far end of the terrace at no. 304 (2nd floor/side roof extension) permitted in 1985 and 1971 respectively (see 'Relevant History' section above). However, these permissions significantly predate current policies and guidance, the adoption of the West End Green Conservation Area Appraisal and Management Strategy (adopted in 2011), as well as, the Fortune Green and West Hampstead Neighbourhood Plan (adopted in 2015), and would be unlikely to receive planning permission today due to their size, scale, location and design.
- 3.16 Both are also isolated examples in this terrace and for this reason are not considered to inform the acceptability of the current proposals nor to justify further erosion and harm to the traditional and architectural integrity of the host building and wider terrace of houses, which remain substantially unaltered. Furthermore, CPG1 – Design (paragraph 5.13) states that *“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.”*
- 3.17 The West End Green Conservation Area Appraisal and Management Strategy (paragraph 6.2) also recognises that *“extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines and so harm the appearance of the conservation area.”* As such, any further erosion of the established roof pattern and composition along this stretch of West End Lane should be avoided. This is especially the case given that this terrace in which the host property sits (nos. 288-304) is identified as making a positive contribution within the West End Green Conservation Area, and so recognised as buildings that *“relate to the core reason for the conservation area designation and significance,”* (paragraph 5.9).
- 3.18 It should also be noted that the north side of the road has a different appearance characterised by a stretch of tall mansion blocks which are dissimilar from the south side with its more modest terrace of smaller 2-storey, typical Metroland suburban houses.
- 3.19 With regard to rear roof alterations, it is acknowledged that there are some examples within the terrace. These being at no. 294 (retention of rear dormer) and no. 300 (2nd floor roof extension and rear dormer) which were approved in 2008, 1984 and 1985 respectively (see 'Relevant History' section above). These permissions predate current policies and guidance, the adoption of the West End Green Conservation Area Appraisal and Management Strategy (adopted in 2011), as well as, the Fortune Green and West Hampstead Neighbourhood Plan (adopted in 2015). They are also isolated examples in this rear terrace and are considered to be poor ones, particularly when compared alongside the existing rear dormer at the host property. As such, they would unlikely receive planning permission under current policy and guidance,

and should not be considered as a precedent, especially in terms of their size, scale, and design.

3.20 The applicant and agent also kindly submitted photos of buildings with existing roof alterations that they felt might be regarded as similar to the proposals being considered here and/or a reason for granting the current proposals. The exact addresses weren't provided but they were identified as being in Crediton Hill (the other photographs identified as being within the wider terrace of nos. 288-304 West End Lane and which have already been considered above).

3.21 Considering the photographs alongside Council planning records for Crediton Hill (see 'Relevant History' section above), the properties either do not appear to have planning permission and may not be lawful (most notably a side dormer extension at no. 76 which will be investigated further), have planning permission that predates current policies and guidance (for example a front dormer at no. 41 granted in 2008), are not considered to be sufficiently similar given the context, or are poor examples that would not serve as a precedent. Of the most recent planning permissions granted in Crediton Hill for instance, no. 39 (new side dormer) granted in 2011 is significantly smaller in scale, with traditional design and materials, and positioned differently in the roofslope; no. 55A (extension of existing side dormer) granted in 2013 was a small extension to an existing dormer replicating the traditional design and materials; and no. 74 (2 rear dormers) granted in 2013 was positioned facing inwards into a valley roofslope and is not visible from public views, as well as, using traditional materials). It should also be noted that planning permission was also refused at nos. 41, 55A and 66 for dormers and roof extensions in 2009, 2013 and 2014 respectively.

3.22 Each application must be assessed according to its own individual merit and while it is recognised that well designed, similar proposals granted recently can serve to some degree as precedent for future change, the instances above are not considered to serve as precedent for the current proposals given the lack of similarity in the proposed details and/or the contexts in which the proposals are set, as well as, most pre-dating Council current policies and guidance, and local statements and neighbourhood plans.

3.23 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the West End Green Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Amenity

4.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by CPG6 (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered.

4.2 It is not considered that the proposed development would result in any significant loss of amenity for neighbours in terms of loss of light or sense of enclosure. However, in the absence of any details with regard to the type of glazing (i.e. clear or opaque glass), opening method, or floor to ceiling heights within the shower room which it would serve, and given the close proximity of neighbouring windows at no. 300, it's not clear what impact the proposals will have in terms of privacy or overlooking for this neighbouring property.

4.3 In this regard, should a decision be made to grant planning permission, a condition should be attached to any permission requiring approval in writing by the Council of window details in order to ensure that the proposals accord with policy A1 and with Camden Planning Guidance.

5. Recommendation

5.1 The proposed side dormer, by reason of its size, position on the roof, materials and detailed design, would introduce an incongruous addition which would be harmful to the character and appearance of the host building and wider West End Green Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

5.2 The proposed rear dormer alterations, by reason of the materials, detailed design and increase in size, would result in an overly dominant extension with poorly proportioned windows which would be harmful to the character and appearance of the host building and wider West End Green Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017, and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

5.3 Refuse Planning Permission