



Planning Statement

94 Agamemnon Road, Dormer Roof Extension



Boyer

Report Control

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Client:	Joseph and Hattie Friedman
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APPENDIX

Appendix 1: 26 Agamemnon Road Appeal Decision.

1. INTRODUCTION

- 1.1 This planning statement is prepared on behalf of Joseph and Hattie Friedman for proposed development at 94 Agamemnon Road.
- 1.2 The description of development is as follows:

Erection of two storey rear extensions, erection of outbuilding to replace existing garage and construction of a rear dormer roof extension on the existing building.
- 1.3 The application follows the recent grant of planning permission (LBC ref: 2017/4587/P) for:

Erection of two storey rear extensions and erection of outbuilding to replace existing garage.
- 1.4 This application advances on the recently approved development by seeking the addition of a rear dormer roof extension.
- 1.5 The dormer-style extension sought was originally proposed as part of application 2017/4587/P but was deleted from the application on officer request. This decision was made in the interests of expediency, in order to secure permission for the more substantial extensions to the property and enable the Applicant to commit to implementing the permission, which is for their family home and for which they have a pressing need to progress.
- 1.6 This application demonstrates that while the planning officer had concerns about the proposed dormer, those concerns are not such that refusal of permission can be substantiated.

2. PROPOSAL

- 2.1 The proposed development seeks to add a rear dormer roof extension alongside the recently consented rear extensions and outbuilding.
- 2.2 The proposed development will utilise a currently underused and recently squatted house in order to bring it back into active use and make the space suitable for modern family living.
- 2.3 The proposal comprises two parts; construction of a two storey rear extension and installation of a rear dormer window. The proposals are well considered to interact in a positive and cohesive manner and are designed to respond positively to the surrounding context.
- 2.4 As discussed in Sections 1 and 3, the proposal seeks to gain consent for rear extensions which were previously granted permission earlier this year (reference 2017/4587/P). As such it is considered that these works are considered acceptable to Camden and will not be discussed in detail throughout this planning statement.
- 2.5 The relationship between the proposed dormer and the proposed rear extension has been carefully considered. The proposed dormer will be shielded from street level by the introduction of the rear extension meaning it is not visible from Fortune Green or Ajax Road.
- 2.6 The proposed dormer roof extension is set considerably back from the roof line so as to be subordinate to the existing roof. Furthermore, the proposed dormer is set in from the roof boundary to the neighbouring property resulting in a well-proportioned dormer which does not dominate the entire roof line nor pose any impact to the neighbouring properties.

3. SITE AND SURROUNDINGS

- 3.1 The Site is a residential property located on the junction of Agamemnon Road and Ajax Road, in Fortune Green. The site is located in the London Borough of Camden.
- 3.2 The Site comprises a two storey end of terrace dwelling which is terraced to properties along Agamemnon Road.
- 3.3 The area surrounding the site is mixed, although the Site lies on the edge of a distinctly residential area; to the south, along Agamemnon Road, the predominant use is C3 residential. The architectural style is traditional and most houses comprise 2 storeys with pitched roofs and bay windows. There is considerable change taking place to properties nearby; there is an established pattern of dormer extensions either recently developed or under construction on the terrace that adjoins the Site on the north side of Agamemnon Road.
- 3.4 Across Ajax Road and directly east of the site is Fortune Green, a public green space with recreational facilities including a children's play area.
- 3.5 To the north the Site adjoins the Hampstead Cemetery and Chapel. The rear elevation of the Site and its neighbouring terraced houses is visible from the Cemetery, albeit only in long views and through a dense tree canopy.
- 3.6 To the east of the Site along Fortune Green Road there are a mix of uses including A1 shops, A3 restaurants and cafes D2 community facilities, and C2 hotels.
- 3.7 The Site has a PTAL rating of 2 whereby 1 is the worst and 6b is the best.
- 3.8 The Site is located in Flood Zone 1 and is considered to be at the lowest risk of flooding.
- 3.9 The Site is not located within a conservation area. The Site is not listed nor is it included in the Camden Local List. However, the Site is in close proximity to a number of listed structures which are located within Hampstead Cemetery, a Grade II designated Park and Garden. The Site is located approximately 100m from the Cemetery chapel and approximately 50m from the nearest listed structure in the grounds of the Cemetery. There is considerable mature tree cover between the Site and the Cemetery meaning the opportunities for visibility between the two sites is limited.

4. PLANNING HISTORY

4.1 The planning history for the site is listed in the table below.

Reference	Proposal	Decision
2017/4587/P	Erection of two storey rear extensions and erection of outbuilding to replace existing garage.	Granted, 28/03/2018

4.2 There are several examples of roof extensions which include the introduction of dormer windows within the vicinity of the Site. Those which are comparable and relevant to this application are listed in the table below.

Reference	Address	Proposal	Decision
2016/7018/P	Upper flat 26 Agamemnon Road	Loft conversion involving installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights.	Appeal allowed 5/06/17
2015/4678/P	68 Agamemnon Road	Installation of two rear dormer roof extensions to first floor flat	Granted 13/11/15
2017/3916/P	90 Agamemnon Road	Certificate of Lawful development for proposed erection of rear dormer and installation of three rooflights to front roof slope	Granted 30/08/17
2016/206/P	59 Agamemnon Road	Erection of a rear dormer, installation of three rooflights to the front roof slope and two rooflights to the roof of the existing rear outrigger of the dwelling house (C3).	Granted 19/04/16
2016/0744/P	51 Agamemnon Road	Installation of a rear dormer and 2 front rooflights	Granted 21/02/16
2015/4678/P	Flat B, 58 Agamemnon Road	Installation of two rear dormer roof extensions to first floor flat	Granted 13/11/15

2011/2052/P	76 Agamemnon road	Erection of a full width dormer extension to rear roof slope to include a Juliet balcony, rear extension at second floor level and installation of 3 x roof lights to front roof slope and 2 x roof lights to side roof slopes of front bay of dwelling (Class C3).	Granted 13/06/11
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4.3 Of particular importance and relevance to this Site and proposed development is the first application (reference 2016/7018/P) which was recently granted consent on appeal for a loft conversion involving installation of a rear dormer extension as well as 3 front roof lights and 2 rear roof lights. The initial application was refused by Camden on grounds that the proposed dormer would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace. The Inspector allowed the appeal in June 2017. The appeal decision is discussed further in section 6.

5. POLICY CONTEXT

5.1 Planning legislation requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 This section outlines the relevant planning policy context which will be considered in the determination of the application proposals.

Statutory Development Plan

5.3 The current Development Plan comprises the following documents:

- The London Plan
- The Camden Local Plan
- The Fortune Green and West Hampstead Neighbourhood Plan

The London Plan

5.4 The London Plan provides the strategic policy context for all of London and seeks to provide an integrated framework for its development until 2031.

The Camden Local Plan 2017

5.5 The London Borough of Camden Local Plan was adopted in July 2017. The Plan provides strategic guidance and detailed policies for development across the Borough. Fortune Green and West Hampstead Neighbourhood Plan

5.6 The Neighbourhood Plan was adopted by Camden Council September 2015 and provides neighbourhood level planning policies. The Plan is designed to comply with the Camden Local Plan, the London Plan and the NPPF.

5.7 The relevant policies are outlined in the table below

London Plan 2016	Camden Local Plan	Fortune Green and West Hampstead Neighbourhood Plan
<ul style="list-style-type: none"> • 3.5 Quality and Design of Housing • 5.3 Sustainable Design and Construction • 7.4 Local Character • 7.6 Architecture • 7.8 Heritage Assets and Archaeology 	<ul style="list-style-type: none"> • D1 Design • D2 Heritage • A1 Managing the impact of development 	<ul style="list-style-type: none"> • Policy 1: Housing • Policy 2: Design and Character • Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets

Material Considerations

National Planning Policy Framework 2012

- 5.8 The National Planning Policy Framework (NPPF) was published in 2012 by the Department of Communities and Local Government. The document sets out the government's economic, environmental and social planning policies for development with the aim of developing in the most sustainable way possible. The NPPF states that the purpose of the planning system is to advise and guide on best practice development which is as sustainable as possible. The NPPF stresses that the goal of sustainable development should not hinder or prevent future development.
- 5.9 The overarching national planning policy theme is that of sustainable development. The government have advised that this should be a central theme for plan making and decision taking. This is evidenced in para 14 which states that 'for decision making this means: approving development proposals that accord with the development plan without delay'.
- 5.10
- 5.11 Section 7 of the NPPF outlines the requirement of good design; this is described as being indivisible from good planning and should contribute positively to making places better for people.
- 5.12 Paragraph 61 of the NPPF outlines the importance of good design, however states that whilst the visual appearance of architecture is important, planning policies and decisions should address the connections between people and places and the integration of new developments into the natural, built and historic environment.

Supplementary Planning Guidance

- 5.13 Camden has adopted 8 Planning Guidance documents which cover a variety of topics. Relevant to this proposal are the documents which give advice and guidance on design, housing, amenity and sustainability.
- 5.14 CPG1 (Design) outlines the design guidelines and expectations of developments within the borough. The key message is that design should always take into account the character and design of the property and its surroundings, the proposed windows and doors should complement the existing building and rear extensions should be secondary to the property being extended. The scale of extensions should be subordinate to the original building.
- 5.15 CPG6 provides supplementary planning guidance relating to amenity. Section 6 refers to overlooking, privacy and outlook and the key messages of relevance are as follows; development should be designed to protect the privacy of existing dwellings and mitigation measures are to be included when overlooking is unavoidable.

6. ASSESSMENT OF THE PROPOSALS

- 6.1 This section assesses the proposed development and its potential impacts in the context of the aims and objectives of the Development Plan. The section demonstrates how the proposals will comply with the Development Plan and National Planning Policy.

Proposed Development

- 6.2 The proposal seeks to add a dormer-style extension to the property, along with the two-storey extension and erection of an outbuilding to replace the existing garage recently approved. As the rear extension has already been approved, and this proposal doesn't seek to alter the extension in any way, it is considered that the contemporary application would be acceptable. Therefore, the rear extension and outbuilding will not be discussed in detail in this application. The relationship between the proposed dormer and the rear extensions will be acknowledged and discussed to demonstrate how the dormer responds well to the Site, the recent permission and the surrounding area.

Principle of Development

- 6.3 The two storey extension and outbuilding have already been approved under application ref: 2017/4587/P and therefore the principle of these additions has been accepted by Camden.
- 6.4 The proposed alterations would make best use of the site which is currently under used and not fit for residential purpose. The site has been vacant for some time and recently been squatted. The proposed development would make internal and external alterations to make a family-sized unit suitable for modern living.
- 6.5 The central theme of the NPPF is to enhance the sustainability of development. One way of reaching this goal is utilising suitable brownfield land for development (para 17).
- 6.6 Furthermore, the London Plan and draft London Plan identify the pressing need to increase the quantum of residential units across the City. The London Borough of Camden (LBC) is identified as having an annual monitoring target of 889 units between 2015-2025. The Draft London Plan has updated these policies in line with contemporary research and the draft figure for Camden is now annualised as 1,086 units between 2018/19-2028/29.
- 6.7 The Draft London Plan encourages boroughs to realise the potential of small sites to contribute to housing targets. Draft Policy H2 suggests that small sites should play a much greater role in the delivery of units and boroughs should be proactive in the support of appropriately designed units on such sites.
- 6.8 The proposal site comprises a single dwelling with associated garden. Whilst the proposal doesn't involve the construction of a new unit, the site is currently vacant and has recently been squatted. Currently the site is underused and doesn't contribute to providing residential accommodation across Camden. Furthermore, the size of the site makes it a suitable location for family sized accommodation to be introduced. However, the current state of the building means alterations would be required to make the site suitable for modern living.
- 6.9 The proposed alterations would utilise a brownfield site in line with the NPPF aspirations for sustainable development. Furthermore, they would allow an under-used site to contribute to the housing targets across London and within Camden and would provide a high quality family sized unit.

Design Considerations

- 6.10 The NPPF addresses the merit of good quality design. Paragraphs 56-68 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. The document states that whilst visual appearances are important, high quality inclusive design goes beyond the aesthetic considerations.
- 6.11 The London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context and wider environment (Policy 3.5). A proposal should enhance the quality of local places and take into consideration the physical context, local character, density, tenure and land use mix.
- 6.12 Policy D1 of the Local Plan, states that new developments must be of a high quality design. The council will require proposals to respect local context and character, preserve and enhance the historic environment and heritage assets, be suitable in terms of construction mechanisms and method, utilise high quality material that complements local character, is inclusive and accessible for all, promotes health, is secure and designed to minimise crime and anti-social behaviour, incorporates outdoor amenity space and provides a high quality of accommodation.
- 6.13 Hampstead and Fortune Green Neighbourhood Plan outlines the basis of good design in Policy 2, Design and Character. All development should be of a high quality which complements and enhances the distinct local character of Fortune Green and West Hampstead. Therefore design should have a positive interface with the surrounding street and streetscape, maintain the positive character contributions of existing buildings and it should have regard to the form, function, structure and heritage of the context. There are specific aspirations for extensions; these should be sensitive to the height of the existing building and those in the vicinity of the site, should be in proportion and reflect the character of adjoining properties and should have regard to the impact on local views across the area and streetscapes.
- 6.14 Camden's complementary planning guidance (CPG1) provides guidance for residential design across the borough. Chapter 4 of the CPG relates to extensions, alterations and conservatories. It suggests that alterations should always take into account the character and design of the building and its surroundings, materials which complement the existing building should be implemented, and rear extensions should be secondary to the host building. The scale of proposed alterations should be subordinate to the original building in terms of the scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design would enable an exception to this approach.
- 6.15 The CPG also provides guidance on roof alterations. Roof alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace and the proposal would unite a group of buildings along the townscape. Dormers should be sensitively designed to respond to the existing roof line and the surrounding context (CPG1). In order to be acceptable, a dormer must provide a pitch which provides adequate roof height for habitable space, they must not be introduced where they interrupt an unbroken roof scape, they should appear as separate, smaller projections of the roof surface and they should be built in appropriate materials.

- 6.16 The design of the proposal shall be considered in two sections; the rear extensions and construction of rear outbuilding, as consented by application reference 2017/4587/P, and the installation of the dormer roof extension to the original roof.

Rear Extensions and Out Building

- 6.17 As noted earlier the principle of the rear extension and outbuilding has been recently approved and therefore the principle of these extensions has been accepted by the Council. There is no change in design, scale or materials of the approved rear extension and outbuilding to those included in this application and therefore this element should be considered acceptable.
- 6.18 The design of the proposed rear extension and outbuilding has been assessed under the current Development Plan and considered to comply with all the relevant policies. The officer's report confirmed that the scheme would form a double-fronted building; this would extend the architectural style of 3 Ajax Road and extend the frontage in a symmetrical manner. The design of the original building would be replicated in terms of roof form, architectural details, material and colour and the scale, design and appearance of the extensions was acceptable and in accordance with planning policy..

Installation of rear dormer roof extension

- 6.19 The only difference between this application and that recently approved is the inclusion of a rear dormer roof extension in the main rear roof slope. The proposed dormer would be constructed on the north roofslope of the existing building and is detailed in drawing number L(--) 24 Rev A. It would be set down from the ridge, and set in from the roof boundary, and largely shielded from view by the recently approved rear extension as is demonstrated in drawing L(--)25 Rev A.

Detailed Design

- 6.20 The proposed dormer is designed to be of the highest quality. As discussed, the dormer would be set below the ridge and would be behind, and largely shielded from view by the (already consented) rear extension. As such, the dormer would not be visible from the street level and would respond well to the prevailing context.
- 6.21 Given the limited size and visibility of the addition the proposed dormer would be subordinate to the host building and would be constructed out of complementary and suitable materials to match the existing house.
- 6.22 As established, the terrace in which the Site sits has a broken and inconsistent roofline with a number of existing and recently approved rear dormer extensions; therefore the streetscape has already been interrupted by other alterations and additions.
- 6.23 It is considered that the proposed rear dormer extension complies with policies in design terms. As discussed, the proposals are subordinate to the existing roof form, largely hidden by the recently approved rear extension and would integrate well with the prevailing context and would not be detrimental to the existing property or those in the Site vicinity.

6.24 It is also worth noting that Council guidance (CPG1) **does** accept that specific circumstances of the site must be considered in assessment of an application. In this case the Site is not a standard building to which generic guidance can be applied and presents a number of site specific nuances. In this context the proposals have been carefully designed to respond to policies and guidance where appropriate but taking into account the site specific circumstances. As a result the rear dormer is considered to be an appropriate scale and design which would complement the existing building and surrounding context and therefore should be considered to comply with the relevant policies.

Relation to the surrounding streetscape

- 6.25 There is frequent reference in the London Plan, Camden Local Plan and the Fortune Green and West Hampstead Neighbourhood Plan about how proposals respond to the surrounding streetscape. As discussed the proposed dormer is set below the ridge and largely hidden by the consented rear extension and will not be visible from the street level.
- 6.26 There may be some limited visibility of the rear dormer in long views from the Cemetery. However it is considered that there is adequate separation distance between the proposed dormer and the Cemetery (approx. 30m) and the view is obstructed by mature tree cover.
- 6.27 Policy D2 of the Camden Local Plan relates to how the Council will protect designated heritage assets. The proposed dormer is subordinate to the already existing dwelling and at a distance of 30m would have no detrimental impact on the setting of the Cemetery to the rear especially given its limited visibility from this point.
- 6.28 As mentioned in the Planning History section, there are several properties along Agamemnon Road which have received consent to alter the roofline of their property and install roof extensions or dormer windows. The images below detail the inconsistency of the roofline along Agamemnon Road.

6.29





6.30 Drawing number L(-)09 (extract detailed below) shows a street scene elevation detailing the extent of roof extensions which are present along Agamemnon Road. Between numbers 94 (end of terrace) and number 62, there are 10 properties which have implemented alterations to the roof form. The presence of these dormers demonstrates that there is already a varied roofline along the terrace and in limited views from the Cemetery. This has set precedence for rear dormer alterations along this terrace.



6.31 As detailed in the drawing, there is **no** consistent roof line present along this street and therefore the proposed extension would not be detracting from a prevailing character. Furthermore, the proposed dormer aims to ‘bookend’ the terrace by implementing an alternation to the roofline which makes the end property more concurrent with the rest of the terrace.

6.32 Furthermore, there is no reference to the proximity of the Site’s to designated heritage assets in the Council’s decision notice for the previous application at this Site suggesting that altering this roofline will have no harm to the heritage assets in the Cemetery.

Comparable Appeal Decision 26 Agamemnon Road

- 6.33 A recent appeal 2016/7018/P at 26 Agamemnon Road is relevant to this application. The appeal was allowed in June 2017 and related to a loft conversion involving installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights.
- 6.34 Whilst this application and appeal was considered before the current Local Plan was adopted, it is still relevant to the proposed development
- 6.35 The Council had rejected the proposals on the grounds that the proposed dormer would be detrimental to the appearance of the dwelling and the group of properties in the terrace. However the Inspector noted following a site visit that there are a range of extensions and dormers which have been added to dwellings along the terrace therefore this proposal would not be in the context of an unbroken roofscape (paragraph 8). The Inspector concluded that the dormer would not appear incongruous, and would not create an interruption to an otherwise unimpaired roofline (paragraph 9).
- 6.36 It has been accepted by the Inspector that this terrace is not an unbroken roofscape and this is a material consideration in relation to this planning application.
- 6.37 Furthermore, the Inspector concluded that the proposal complied with the *draft* Local Plan policies (now adopted) and should be considered acceptable.
- 6.38 The proposed dormer at no. 94 must be considered in this context. Given that the extension would be subordinate to the overall host property, carefully designed to respond to the existing building and largely shielded from view by the already approved rear extension, it is considered to be an appropriate addition to the property which would not harm the streetscape or appearance of the surrounding area.

Neighbour Amenity

- 6.39 CPG6 section 7 outlines the guidelines for overlooking, privacy and outlook. Camden Council will seek developments which have regard to the privacy of both new and existing dwellings. New buildings, extensions, roof terraces and balconies should be designed to minimise the potential for overlooking.
- 6.40 The location of the site at the junction of Agamemnon Road and Ajax Road, and the situation of the building within the plot means the proposed development presents no opportunities for reductions to neighbour amenity. The previously consented extension and outbuilding were confirmed to have no impact to neighbour amenity and didn't present any opportunities for overlooking, overshadowing or impacts on neighbour privacy. Furthermore, there would be no reduction to the daylight/sunlight levels received by neighbouring properties due to the proposed extension.
- 6.41 The rear dormer, given its position set back in the rear roof slope would not give rise to significant overlooking over and above that already possible from existing windows in the property. The position of the proposed dormer and the relation to the consented extension would mean the possibility for overlooking is minimised.
- 6.42 Therefore the proposed extensions would be compliant with the guidelines set out in SPG6 and would comply with the Camden Local Plan Policy A1.

Heritage Considerations

- 6.43 Policy 3 of the Neighbourhood Plan seeks to safeguard and enhance Conservation Areas and heritage assets. The site is not located within a conservation area nor is it a listed building, though Hampstead Cemetery, containing Grade II listed structures is located to the north of the Site. However the proposed development is not considered to have any impact on the setting of these listed structures, as was previously concluded to be the case in the recent permission for side extensions at the Site.

Amenity Space Considerations

- 6.44 The London Plan outlines minimum amenity space standards for developments. This amounts to 5sqm for 1 and 2 person units and an additional 1sqm for every additional person.
- 6.45 The Camden Local Plan highlights the importance of providing outdoor amenity spaces in residential developments (Policy D1). Additionally, Policy A2 encourages developers to seek opportunities for providing private amenity space such as gardens, roof terraces and balconies as these spaces are acknowledged to greatly improve the quality of resident's lives.
- 6.46 The proposed rear extension has been accepted in regards to the impacts it has on amenity space and therefore is considered to be acceptable under the current planning policy. The proposed outbuilding would be replace an existing garage and is therefore not reducing the quantum of amenity space. The roof extension would have no impact on the amenity space provision.

7. CONCLUSION

- 7.1 This planning statement has outlined the proposed development at 94 Agamemnon Road and assessed the proposals against the adopted Development Plan. A recent permission authorised the construction of rear extensions and creation of an outbuilding to replace an existing garage. The only difference as outlined in this planning application is the inclusion of a rear dormer roof extension in addition to those extensions and outbuilding already approved.
- 7.2 The proposed development has been assessed against the relevant Development Plan including the London Plan, the Camden Local Plan and associated SPGs and CPG's and the Fortune Green and West Hampstead Neighbourhood Plan.
- 7.3 It has been demonstrated through this statement and the additional information submitted that the proposed extensions would be an appropriate form of development.
- 7.4 The scheme would utilise a currently vacant building and provide a high quality, well designed family sized house which would integrate well with the surrounding context.
- 7.5 The dormer has been assessed on its design and is considered to comply with all the relevant policies. Furthermore, the presence of the proposed dormer has been assessed in light of the varied surrounding and the high prevalence of comparable schemes which have set a precedent for a broken and un-continuous roof line within the Site vicinity. The Inspectors comments from the recent appeal decision at number 26 confirms the latter point and states that there is no homogeneity of the roof form of the existing terrace.
- 7.6 Having assessed these factors it is considered that the proposed dormer should be considered acceptable. The proposal would be subordinate to the existing building, be of a high quality design, respond well to the surrounding context and not detract from the designated heritage assets to the rear.
- 7.7 There would be no adverse impacts on neighbour amenity in terms of daylight, sunlight, outlook or privacy.
- 7.8 It is considered that the proposals would comply with the relevant policies in the Camden Local Plan, the Hampstead and Fortune Green Neighbourhood Plan, associated supplementary planning documents and the London Plan and therefore would be acceptable and planning permission should be approved without delay.

APPENDIX 1: 26 AGAMEMNON ROAD APPEAL DECISION

Appeal Decision

Site visit made on 23 May 2017

by Roy Merrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 05 June 2017

Appeal Ref: APP/X5210/W/17/3171177

Upper Flat, 26 Agamemnon Road, London NW6 1DY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nicolas Trebino against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/7018/P, dated 21 December 2016, was refused by notice dated 13 February 2017.
 - The development proposed is loft conversion involving the installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights.
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Decision

1. The appeal is allowed and planning permission is granted for loft conversion involving the installation of a rear dormer extension, 3 x front rooflights and 2 x rear rooflights at Upper Flat, 26 Agamemnon Road, London NW6 1DY in accordance with the application Ref 2016/7018/P, dated 21 December 2016 and subject to the following conditions:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1609-01_PL_200; 1609-01_PL_201; 1609-01_PL_202; 1609-01_PL_203; 1609-01_PL_301 Rev: D; 1609-01_PL_302 Rev: D; 1609-01_PL_303 Rev: D.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the dormer extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Procedural Matter

2. I have taken the description of development from the Council's decision notice, as reflected on the appeal form.

Main Issue

3. The main issue is the effect of the proposed dormer extension on the character and appearance of the dwelling and surrounding area.
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Reasons

4. The appeal site is part of a two storey terrace of properties, incorporating tall back to back offshoot extensions to the rear. Beyond the rear boundary of the appeal site, immediately to the west, is the tall perimeter planting associated with the Gondar Gardens Reservoir site. This site is currently inaccessible to the public.
5. The proposed dormer extension would be substantially set within the main rear roof slope of the dwelling but would also encroach into the shorter lean-to roof of the offshoot extension, via the hip line between the two parts of the building. This arrangement would constrain the rear facing elevation of the proposed dormer, necessitating the use of an unconventional, irregular shaped window.
6. The dormer would be visible from close range within the rear yard areas of the appeal site and adjacent property. However, being set in markedly from the edges of the main roof, particularly from the sides and eaves line, it would be subordinate in scale to the main dwelling and would not appear as a dominant feature. Furthermore, whilst it would encroach over the hip line between the two parts of the building, this encroachment would not be at all distinct or obtrusive due to the hip line resting in a valley location between the two roof slopes.
7. From the rear of properties further along the terrace to the south, the dormer would be significantly screened by the apex of the off-shoot extension. During my visit it was apparent that the rear of the appeal site and adjoining parts of the terrace would not be visible from public viewpoints along Gondar Gardens to the north and west of the site.
8. Even if in the future the reservoir site were to become accessible to the public, it seems to me that the tall perimeter planting within that site would serve to screen or substantially filter views of the proposal, whilst negating any sense of the appeal site appearing as part of a cohesive and unaltered section of the terrace. I also noted during my visit that dormer extensions have previously been added to the rear of other dwellings along the terrace, visible from Gondar Gardens, close to the junction with Agamemnon Road. If the development were to become visible from the reservoir site, it would not therefore be in the context of an otherwise unbroken roofscape.
9. Taking the aforementioned factors into consideration, I conclude that the dormer would not appear incongruous, nor would it appear as an interruption to an otherwise unimpaired roofline. Whilst it would incorporate an unusually designed window, this would be substantially hidden from view and so would not tend to draw the eye. Consequently, taking into account the above context, the proposal would not result in harm to the character and appearance of the dwelling or surrounding area.
10. The development would not therefore conflict with the Policy CS14 of the Camden Core Strategy 2010; Policy DP24 of the Camden Local Development Framework Development Policies 2010; Policy D1 of the Draft Camden Local Plan or Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 insofar as they seek to promote the highest quality of design having regard to character, setting and context.

11. I have taken into account the Council's Design Planning Guidance (CPG1) 2015, which sets out various guidelines for the design of roof dormers. The proposal would not strictly accord with all of the guidelines therein, however the specific circumstances of this case, as set out above, serve to justify the development.

Conditions and Conclusion

12. For the above reasons, and having considered all other points raised, I conclude that the appeal should succeed and planning permission be granted.

13. Conditions specifying the plans and requiring details to be agreed of the materials to be used in the external surfaces of the dormer extension are needed to safeguard the character and appearance of the area.

Roy Merrett

INSPECTOR