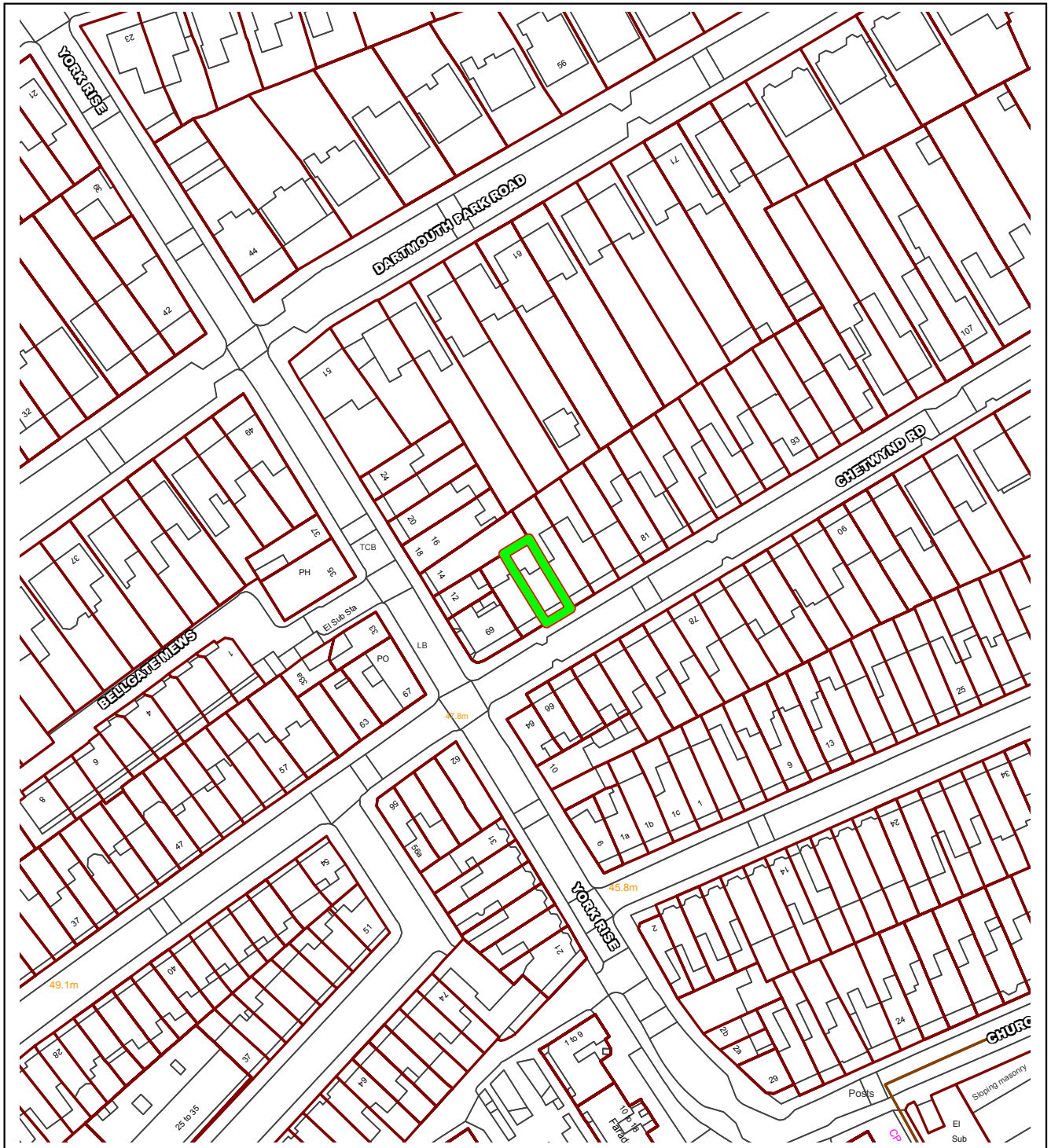


2018/0890/P - Flat 3 73 Chetwynd Road



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Site photographs



Image 1 Aerial views



Image 2 North to South elevations showing the various roof forms. 73 Chetwynd Road.



Image 3, the view from the rear with Dartmouth Park Road

Delegated Report (Members' Briefing)		Analysis sheet N/A / attached		Expiry Date:	17/04/2018
				Consultation Expiry Date:	17/04/2018
Officer			Application Number(s)		
Obote Hope			2018/0890/P		
Application Address			Drawing Numbers		
Flat 3, 73 Chetwynd Road London NW5 1DA			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of enlarged rear dormer roof extension.					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Site notice: displayed from 04/04/2018 - 25/04/2018 Press notice: displayed from 05/04/2018 - 26/04/2018</p> <p>The owner/occupier of number 68 Dartmouth Park Road objected on the following grounds:</p> <ul style="list-style-type: none"> The two windows of the new rear dormer should be narrower, so that they are in proportion to the original windows on the back of the house. This will be visible from the backs of the houses in the street behind. <p><u>Officer comment</u></p> <ul style="list-style-type: none"> <i>The design and conservation impacts of the proposal are discussed in section 1 of this report.</i> 					
Dartmouth Park CAAC:	<p>Dartmouth Park CAAC – objection:</p> <p>The proposed rear dormer windows, by reason of their size, prominence and design, would represent incongruous additions to the host building that would detract from the character and appearance of the host building, the surrounding buildings and the appearance of the Dartmouth Park Conservation Area.</p> <p><u>Officer comment:</u></p> <ul style="list-style-type: none"> <i>The design and conservation impacts of the proposal are discussed in section 1 of this report.</i> 					
Site Description						
<p>The application site, Flat 3, No. 73 Chetwynd Road, is located on the north side of Chetwynd Road. The property comprises a three-storey building and is located within a terraced row of houses with a roof profile of various heights. The host building is subdivided into three flats and the work proposed relates to the upper floor flat (Flat 3), which currently has a small rear dormer and roof light to the front elevation.</p> <p>The host building is located within the Dartmouth Park Conservation Area, it is not listed but is</p>						

identified as making a positive contribution to the character of the area.

Relevant History

Application site

2017/1243/P - Erection of 2 x dormer windows to front roof slope and double dormer window to rear roof slope, following the removal of the existing roof lights to the front and rear roof slopes, all associated with the use as residential flat (Class C3). **Refused on 03/08/2017.**

Reason for refusal

The proposed front and rear dormer windows, by reason of their size, prominence and design, would represent incongruous additions to the host building that would detract from the character and appearance of the host building, the pair of dwellings (nos. 71 and 73), the street scene and the wider area, and the proposal would fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area. The proposal is therefore contrary to policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Neighbouring sites:

29c Chetwynd Road

2007/3845/P – Installation of 2 no. rooflights to front roofslope and erection of dormer window to rear elevation (Use Class C3). Refused 26/10/2007 due to unacceptable size and design.

32b Chetwynd Road

2009/2351/P - Erection of two rear dormer windows and insertion of 3 roof lights (2 on front elevation and 1 on rear elevation) to upper floor maisonette (Class C3). Refused 27/11/2009 due to unacceptable harm proposal would cause to appearance of host building and surrounding area.

2017/0031/P - Erection of a rear dormer roof extension. Refused 01/03/2017 due to unacceptable size and design and harm this would cause to host building and surrounding area.

37 Chetwynd Road

2010/6324/P - Erection of rear roof dormer and 2 front rooflights in association with creation of additional habitable accommodation in attic for 2nd floor flat (Class C3). **Planning permission granted on 31/01/2011.**

69 Chetwynd Road

8802010 - Revision to the planning permission granted on 26th November 1986 (ref No.8601523/R1) for the erection of a 2-storey extension between 69 Chetwynd Road and 12 York Rise to form a 1 bedroom maisonette and the conversion of 69 Chetwynd Road(excluding shop) into a 2 bedroom maisonette and 1 bedroom flat as shown on drawing no. 57/12 E. **Planning permission granted on 25/05/1988.**

77 Chetwynd Rod

8802093 - Conversion of roof space for use as habitable room. Granted planning permission on the

08/05/2003.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG 1 - Design (July 2015 Updated March 2018)

CPG3 – Sustainability (July 2015 updated March 2018)

CPG6 - Amenity (September 2011 updated March 2018)

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Dartmouth Park Neighbourhood Plan (Consultation draft 2018)

Assessment

1. Proposal

Planning permission is sought for the erection of a rear dormer roof extension. The proposed dormer extension would measure approximately 2.5m in width, 1.2m in height and 1.6m in depth. The extension would be clad in slate tiles to match the existing roof and would be fitted with timber sash windows.

1.2 The key considerations are as follows:

- Design and appearance of the extension and the impact on the conservation area;
- Impact on neighbouring residential amenities;

Revisions

Following advice from officers, the applicant has submitted an amended rear elevation drawing showing the windows of the proposed dormer with a slimmer profile, which are considered to relate better to the existing fenestration hierarchy to the rear of the property than those initially proposed.

1.3 Design and appearance

1.4 Local Plan Policies D1 (Design) and D2 (Heritage) aim to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

- 1.5 Camden Planning Guidance 1 (Design) provides guidance on roof alterations and extensions. The design guidance states that roofs extensions would not be acceptable where the buildings are part of a group with differing heights and the host building and neighbouring properties consist of visual interest. If the proposal is considered to detract from this variety of form the roof alterations would not be supported.
- 1.6 The size, scale and design of the proposed dormer extension is considered to represent a proportionate addition that would respect the original character of the host dwelling. Furthermore, its generous set in from the eaves, sides and ridge of the main roof and would ensure a significant portion of the original roof slope would be retained as a result of the development, which is welcomed.
- 1.7 The dormer would be clad in slate to match the design and fabric of the existing roof and would include two white timber framed sash windows that would match the existing lower floor windows to the rear elevation. The size, scale, design and use of traditional materials would ensure the proposed dormer would appear subordinate in appearance and would not detract from the original character and appearance of the host property.
- 1.8 With regard to the surrounding area, there are two dormers on the northern side of Chetwynd Road between Nos. 75 and 77 which vary in design, size, scale and setting within the roofslope. 75 Chetwynd Road (8601231) was granted consent in 1986 and No. 77 was granted planning permission (8802093) in 2003. Therefore, the roofscape of this part of the street, towards the end of the terrace, has already been impaired by roof alterations.
- 1.9 In this context, the modest size of the development coupled with its limited visibility from the public realm would ensure no harm is caused to the character and appearance of the surrounding Dartmouth Park Conservation Area, particularly given the prevalence of large roof extensions to properties along this part of the street (Nos. 69-77).
- 1.10 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed development is considered acceptable in terms of its impact on the character and appearance of the surrounding Hampstead Conservation Area.

2 Amenity

- 2.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 2.2 Whilst, the proposed dormer would introduce larger window openings at roof level, they would share the same outlook as the existing rear dormer and upper floor windows at the site and would not exacerbate current levels of overlooking as a result. Furthermore, the size and location of the extension would ensure no harm is caused to neighbouring amenity in terms of loss of light or outlook.
- 2.3 Given the above, no objection is raised to the application with regard to its impact on neighbouring amenity.

3 Recommendation

3.1 Grant Planning Permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29th May 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/0890/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 22 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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42 Theobalds Rd
London
WC1X 8NW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
73 Chetwynd Road
London
NW5 1DA

DECISION

Proposal:

Installation of enlarged rear dormer roof extension.

Drawing Nos: 002 P1; 103 P1; 104 P1; 104 P3 Proposed roof plan; 201 P1; 250 P1; 201 P1 Existing section; 201 P3; 251 P4 and Design and Access Statement dated 02.2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 and D2 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 002 P1; 103 P1; 104 P1; 104 P3 Proposed roof plan; 201 P1; 250 P1; 201 P1 Existing section; 201 P3; 251 P4 and Design and Access Statement dated 02.2018.

Reason:

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning