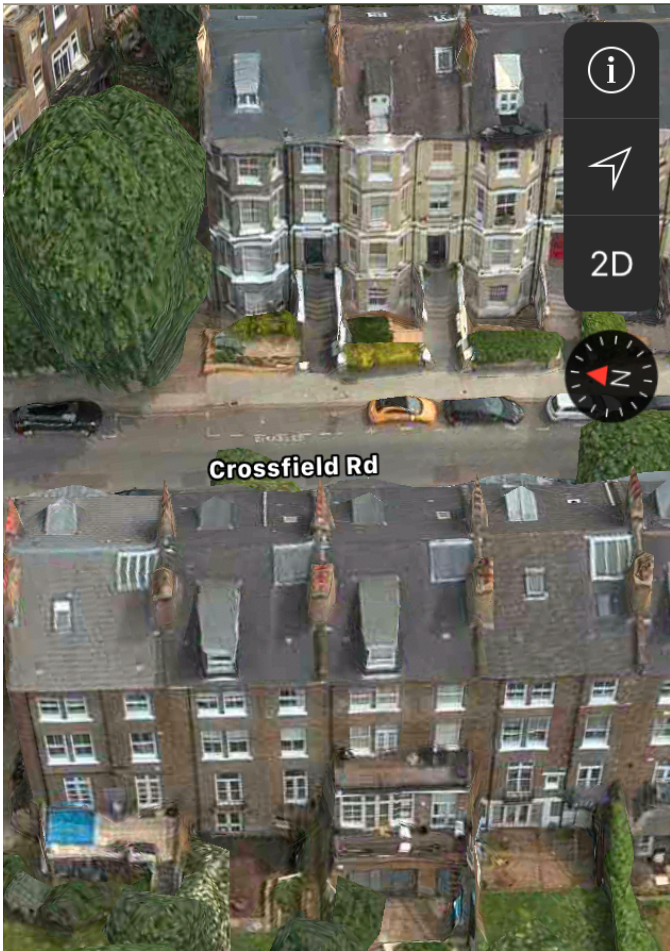


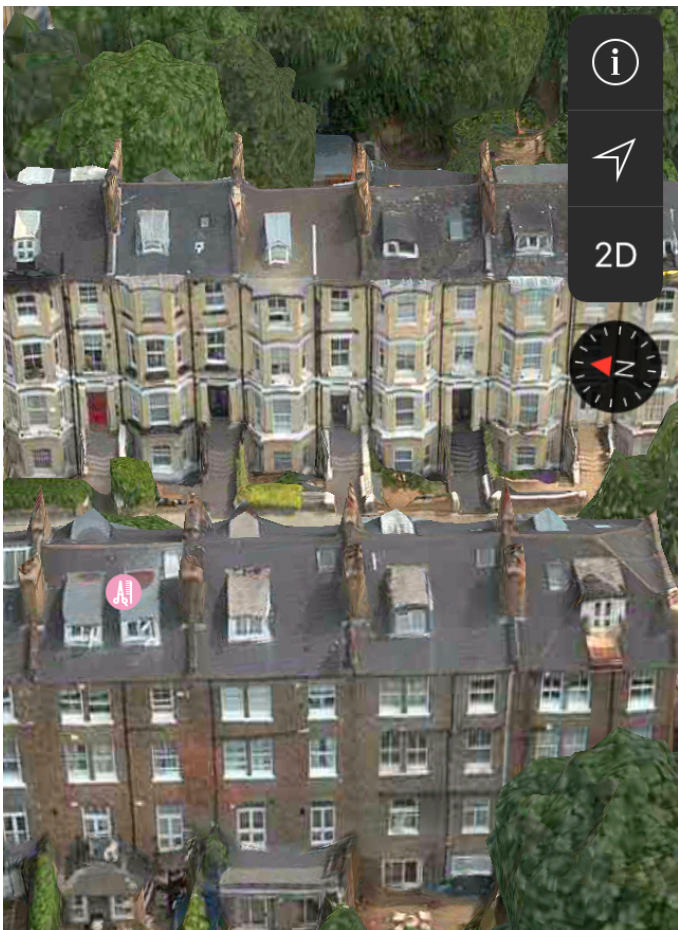
Flat 4, 7 Crossfield Road London NW3 4NS
ref: 2018/2133/P



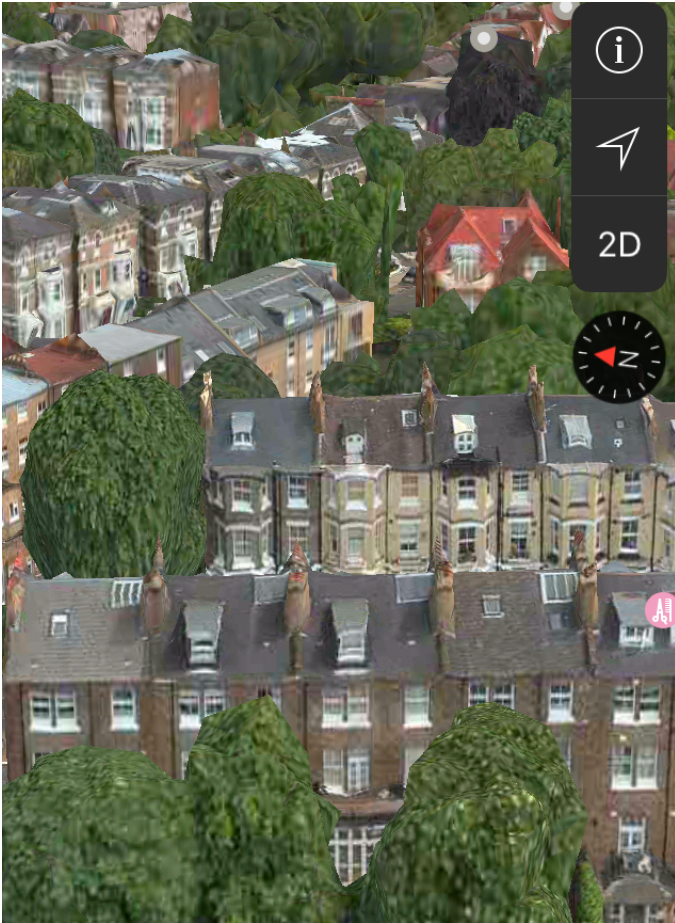
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1. Rear roofslope of 6 to 9 Crossfield Road



2. Rear roofslope of 10 to 13 Crossfield Road



3. Rear roofslope of 6 to 10 Crossfield Road



4. Crossfield street frontage



5. Front of 7 Crossfield Road

Delegated Report		Analysis sheet	Expiry Date:	03/07/2018
(Members Briefing)		N/A	Consultation Expiry Date:	15/07/2018
Officer			Application Number(s)	
Alyce Keen			2018/2133/P	
Application Address			Drawing Numbers	
Flat 4, 7 Crossfield Road London NW3 4NS			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to the existing rear dormer, installation of an additional rear dormer and reduction in size of existing rear rooflight.				
Recommendation(s):		Grant conditional 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	00	No. of objections	00
Summary of consultation responses:	<p>No consultation responses were received from local residents during the consultation period.</p> <p>Site Notice: 15/06/2018 – 09/07/2018. Press advert: 21/06/2018 – 15/07/2018.</p>					
Belsize Park Conservation Area Advisory Committee:	<p>The Belsize Park Conservation Area Advisory Committee objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Object to increase depth of front dormer and balcony flush with facade. • Object to additional rear dormer on this small sloping roof. • Do not object to increased width of existing dormer. <p><u>Officer Response:</u></p> <p><i>The original proposal has been revised to remove the front dormer alterations and balcony, as they were considered inappropriate. The acceptability of the additional rear dormer and increased width of the existing dormer is detailed in sections 2.2-2.5 below.</i></p>					

Site Description

The site is a three storey plus basement mid-terrace property on the western side of Crossfield Road in the Belsize Conservation Area. The property is divided into four flats and this application relates to the top floor flat.

Relevant History

7 Crossfield Road:

2014/3955/P – Planning permission was granted on 15/08/2014 for the erection of replacement pergola in rear garden.

2013/5752/P – Planning permission was granted on 05/02/2014 for the erection of single-storey rear extension to lower ground floor level with roof terrace above with balustrade and replacement of stairs to rear garden (Class C3).

2013/2262/P – Planning permission was granted on 12/06/2013 for the replacement of 3 x single glazed sash windows with double-glazed sash windows to front elevation and replacement of 1 x single-glazed sash window with double-glazed sash window to rear elevation of lower ground floor flat (Class C3).

2012/5576/P – Planning permission was granted on 11/12/2012 for the replacement of existing single glazed windows with double glazed windows on the front elevation at ground floor level to existing flat (Class C3).

19491 – Planning permission was granted on 13/12/1974 for the change of use into four self-contained dwelling units, including works of conversion.

15 Crossfield Road:

2018/0207/P – Planning permission was granted on 02/03/2018 for the installation of two dormers and rooflight to rear roof, front elevation balcony door replaced with full glazed timber door and replacement of windows with double glazed timber windows to residential flat.

Relevant policies

Revised National Planning Policy Framework 2018

The London Plan March 2016

Local Plan 2017

Policy D1 Design
Policy D2 Heritage
Policy A1 Amenity

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)
CPG 6 Amenity (September 2011 updated March 2018)

Belsize Conservation Area Statement 2003

Assessment

1. Proposal

1.1 This application seeks approval for alterations to the existing rear dormer, installation of an additional rear dormer and reduction in size of existing rear rooflight.

1.2 The double dormer window will have a size of 3.3 x 2.45 x 1.7 metres and the single dormer window will be 3.1 x 1.29 x 1.7 metres.

1.3 The main planning considerations in the determination of this application are:

- Design and Conservation
- Neighbour Amenity

Revisions

1.4 The original scheme was revised to remove the alterations and balcony to the front dormer as officers consider the front balcony would be unsympathetic to the architectural qualities of the building. In addition, the existing rooflight on the rear roofsope was reduced in size in order that the rear roof alterations do not result in visual clutter.

2. Design and Conservation

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Camden's Local Plan Document is supported by CPG Design.
- 2.2 CPG Design states that roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.
- 2.3 A majority of roofs within this streetscene contain dormers of a similar size and design to the front and rear roofsope. Three properties on the opposite side of Crossfield Road and one property within the same terrace as the application site feature two rear dormers. Therefore, the proposed development would be in keeping with the surrounding pattern of development and would not cause additional harm to the character of this part of the conservation area.
- 2.4 In addition, the size of the proposed dormer windows to the rear roof are considered acceptable and would be subordinate to the roofsope as the pitch of the existing roof is sufficient and the dormer does not cut through the roof ridge.
- 2.5 In form and scale, the dormer window relates to the floors below and the materials complement the host dwelling. The double dormer window will have a size of 1.7h x 2.45w x 3.3d metres and the single dormer window will be 1.7h x 1.29w x 3.1d metres. The proposed rear dormer would be set in by 0.5m either side, 0.5m above the eaves and 0.5m from the roof ridge, therefore is in accordance with the prescribed setbacks in Camden planning guidance (CPG – Design). The proposal is not considered to result in harm to the character or appearance of the host building or street scene.
- 2.6 The dormers have both been reduced in size because of the revised set up from the eaves being compliant with 500mm.
- 2.7 Council's conservation officer has also been consulted and does not have any objections to the proposed scheme.
- 2.8 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.
- 2.9 As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and CPG Design.

3. Neighbour Amenity

3.1 Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of

occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan Document is supported by CPG Amenity.

3.2 The new rear dormer window and enlarged dormer are not considered to harm the amenity of neighbouring residents, as they would provide similar views than are already present from windows on the rear elevation and would not lead to any significant loss to light or outlook given their location, size and positioning.

3.3 As such, the proposed development is in general accordance with policy A1 of the Camden Local Plan 2017 and CPG Amenity.

Recommendation: Grant Conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 13th August 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: 2018/2133/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 7 August 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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planning@camden.gov.uk

www.camden.gov.uk

Revive Renovations
Unit 1 The Warehouse
12 Ravensbury Terrace
London
SW18 4RL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 4
7 Crossfield Road
London
NW3 4NS

DECISION

Proposal: Alterations to the existing rear dormer, installation of an additional rear dormer and reduction in size of existing rear rooflight.

Drawing Nos: 01; 02; 03; 04; 05; 06; 07.
06_Rev B; 09_Rev B; 10_Rev B; 11_Rev B; 12_Rev B; 13_Rev B.
Design & Access Statement prepared by Revive Renovations.

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:
01; 02; 03; 04; 05; 06; 07.
06_Rev B; 09_Rev B; 10_Rev B; 11_Rev B; 12_Rev B; 13_Rev B.
Design & Access Statement prepared by Revive Renovations.

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 paragraph 38 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