

Delegated Report		Analysis sheet		Expiry Date:		10/08/2018	
		N/A		Consultation Expiry Date:		14/07/2018	
Officer				Application Number(s)			
Sofie Fieldsend				2018/2147/P			
Application Address				Drawing Numbers			
94 Agamemnon Road London NW6 1EH				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of two storey rear extension; outbuilding to replace existing garage; and formation of a rear dormer roof extension.							
Recommendation(s):		Refused					
Application Type:		Householder Application					
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
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 20/06/2018 and expired on 14/07/2018. No responses were received from neighbours.					
Fortune Green and West Hampstead Neighbourhood Forum:		No response received.					

Site Description

The subject site comprises an end terrace property located on the north east side of Agamemnon Road. The building is a two storey brick dwellinghouse. It is not listed nor is it within a conservation area.

Relevant History

2018/2156/P - Erection of two storey rear extension; outbuilding to replace existing garage; glazed link extension between main dwelling and proposed outbuilding; and installation of 2 no. roof lights to rear and side roofslope. – Pending decision

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

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

The Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design

Camden Planning Guidance

- CPG 1 - Design (2015 updated 2018)
- CPG – Amenity (2018)

Fortune Green & West Hampstead Neighbourhood Plan Adopted March (2015)

- Policy 2 - Design and character

Assessment

Proposal

Planning permission is sought for the erection of a two storey rear extension following demolition of the existing outrigger, a new outbuilding to replace existing garage, and a rear dormer roof extension on the rear roofslope of the dwelling house.

The proposed two storey extension to the rear would form a double-fronted building archetype in a similar character as no. 3 Ajax Road, extending the Ajax Road frontage in a symmetrical manner. The design of the original building would be replicated in terms of bulk, roof form, architectural details, materials and colour.

The proposed outbuilding would replace an existing flat roofed single garage at the bottom of the garden, it would be 500mm higher than the existing with a hipped roof instead.

The proposed dormer extension would be sited on the rear roofslope of the host property between the shared boundary with the adjoining property no. 92 Agamemnon Road and the roof of the proposed two storey rear extension. It would measure approximately 3.1m in width, 3.2m in depth and approximately 2.1m in height (height inclusive of the proposed dormer rooflight).

The key considerations are as follows:

- Design and appearance of the extension and the impact on the general area;
- Amenity on neighbouring residential amenities;

Design and appearance

The proposed two storey rear extension and outbuilding is identical to the approved development under planning reference 2017/4587/P. The impact of this element of the proposal has already been assessed and was granted under the previous application.

The proposed two-storey rear wing facing Hampstead Cemetery, would replicate the existing closet wing in terms of its form, bulk and detailed design, maintaining the historic pattern of development within the rear of the terrace. At the ground floor level, a large opening with metal sliding doors is considered to comprise a suitable material finish and an acceptable design. All other windows in the development are timber to match the originals.

The proposed outbuilding would replace the existing garage and would be sympathetic to the architectural character and scale of the host building.

The arboricultural report submitted with the application was previously reviewed by the Councils Tree Officer under planning reference 2017/4587/P and is considered sufficient subject to a condition requiring tree protection details.

However the following concerns are outlined below regarding the addition of the proposed rear dormer.

Policy 2 (Design and character) of the Fortune Green and West Hampstead Neighbourhood Plan insists on high quality design which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Furthermore, paragraph A14 states that: *'Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development'*.

Camden Planning Guidance (CPG) 1 (paragraph 5.11) provides guidance on roof alterations and extensions, where it states that: *'the proposed dormer roof extension would be unacceptable in number, form, scale and pane size, if the proposed extension is not designed to be separate small projection that relates well with the fenestration below'*. Furthermore, the guidance document states that: *'Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof'*.

Notwithstanding this, the Local Plan Policy D1 (Design) is aimed at achieving the highest standard of 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. It stipulates that: *'extensions should be in proportion to the existing building, should not have an impact on existing rhythms, symmetries and uniformities of the townscape and alteration/extension would not be acceptable where the architectural style would be undermined by any addition'*.

The design of the proposed dormer is considered not to be architecturally sympathetic to the existing building as it would cut across the pitched roof of the two storey closet wing resulting in the loss of the overall integrity of the existing roof form, contrary to CPG1 (Design) guidance. Its siting would appear bulky and cramped between the hipped roof of the proposed two storey rear extension and the shared boundary with no. 92 Agamemnon Road. This is considered to be a poor and incongruous design and the cumulative impact of the roof of the proposed two storey rear extension and rear dormer is considered to result in an overdevelopment of the original roof form. The proposed dormer would also not leave the minimum 500mm gap between the eaves and the rooflope usually required by CPG1 (Design), nor would it *'appear as separate small projections on the roof surface'*. The rear dormer would therefore appear unduly bulky and is not considered to be a subordinate addition to the host building.

Amenity

Policy A1 of the Local Plan seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of visual privacy and overlooking; sunlight, daylight and overshadowing; artificial lighting; noise and vibration etc. The proposed rear dormer would not exacerbate existing levels of overlooking. It is not anticipated that there would be an impact in regards loss of privacy nor would there be an impact in regards to loss of daylight/sunlight and overshadowing to neighbouring properties given the proposed dormer extension's setting on the rear roof slope. Similarly, due to the siting and orientation of the proposed two storey rear extension within the application site, it is considered not to result in any detrimental impact on the amenity of neighbouring properties.

Due to the modest increase in height of the proposed outbuilding, the north facing orientation of the garden and the existing tree cover, the proposed 3.2m high outbuilding would not have a significant adverse impact on the amenity of the adjoining occupiers, in terms of light, outlook or overbearing, and would have a similar impact as the existing garage.

Overall the proposed works would not result in the loss of outlook, natural light or privacy to any adjoining neighbour.

Conclusion

The proposed rear dormer window, by reason of its incongruous design, positioning on the roof slope, and its cumulative impact given the number of alterations to the roof, would detract from the architectural integrity of the existing built roof form, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Recommendation:

Refuse Planning Permission