

Delegated Report		Analysis sheet		Expiry Date:		06/08/2018	
		N/A		Consultation Expiry Date:		12/08/2018	
Officer				Application Number(s)			
Obote Hope				2018/2673/P			
Application Address				Drawing Numbers			
Top Floor Flat, 21 Glenmore Road London NW3 4BY				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear dormer to upper roof slope and installation of 4 x roof lights to the front elevation							
Recommendation(s):		Refuse planning permission					
Application Type:		Full planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		02		No. of objections	
		No. electronic		02		02	
Summary of consultation responses:		Site notice: displayed from 20/07/2018 – 18/07/2018 Press notice: published from 19/07/2018 - 12/08/2018 Belsize Residents Association objection: <ul style="list-style-type: none"> Design and bulk of the rear dormer window and the four roof lights to the front elevation. 					
Belsize Park CAAC:		Belsize Park CAAC objection: <ul style="list-style-type: none"> The proposed rear dormer window due to their size, prominence and design, would be contrary to 500mm planning guidelines for new dormer extension. 					

Site Description

The application site consists of a 3-storey building located on the east side of Glenmore Road, south of the junction with Glenloch Road. The host building is in residential use (use class C3) and has been converted into two self-contained flats. The surrounding area is predominantly residential in character.

The application site is not listed and is located in the Belsize conservation area. The conservation area statement identifies it as being a positive contributor to the conservation area and refers to the front elevation giving strong rhythm and consistency to the terrace.

Relevant History

Application site

2016/1329/P - Conversion of single-family dwellinghouse into 2 x 2 bedroom self-contained flats. **Granted Subject to 106 Legal Agreement** on 18/11/2016.

Planning history of other properties on Glenmore Road:

No.19 (adjoining occupier)

2012/6777/P - Erection of dormer, roof light and the formation of an external terrace to rear roof of existing flat (C3). Refused and **allowed** on appeal on 18/10/2013.

Reason for refusal:

1. *"The proposed alterations to the roof including the rear dormer with roof terrace and roof light would, by virtue the visual prominence of the roof and the inappropriate scale, bulk and detailed design, be unacceptably harmful to the appearance of the building and would not preserve and enhance the character and appearance of the Belsize Conservation Area and therefore be contrary to Policies CS5 and CS14 of Camden's Core Strategy 2010-2025 and Policies DP24 and DP25 of the Local Development Framework 2010".*

No.9

2004/1875/P - The erection of a rear dormer window and the insertion of 2x front rooflights as part of a loft conversion for the existing top floor flat. **Refused** 15/07/2004.

Reason for refusal:

1. *The proposed rear dormer would, by virtue of its inappropriate design, scale, bulk and location, detract from the appearance of the parent building and the character and appearance of the Conservation Area, contrary to Policies EN1, EN13, EN24 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and supporting advice in the Council's Supplementary Design Guidance.*

2007/6117/P - Erection of roof extension including a dormer window in the rear elevation and two conservation style rooflights in the front and rear elevation to provide additional floorspace to the residential flat (C3 use). **Refused** on 28/02/2008

Reason for refusal:

1. *The addition of a new dormer in the upper rear roof slope is considered to harm the character and appearance of the Belsize Conservation Area, dominate the host building, and harm the intact roofscape of the row of which the property forms part, contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, the Belsize Conservation Area Statement and the Camden Planning Guidance 2006.*

No.27

2007/4565/P - The erection of a dormer window within the rear roof slope and two roof lights to the front of the existing dwelling house. **Granted** on 07/11/2007.

No.33

2775 - Alterations to the second floor rear addition at 33, Glenmore Road. **Granted** on 18/11/1966

No.31

2018/0769/P - Erection of rear dormer and installation of 2x additional roof lights to front roof slope. **Granted** on 23/04/2018

No.35

2015/6326/P - Construction of a second floor rear dormer and roof lights to the front and rear elevations. **Granted** on 20/01/2016.

No.63

8803953 - Conversion of roof space including provision of two new dormers.*(Plans submitted). **Granted** PD on 08/05/2003

No.18 (opposite site of road)

2005/3939/P - Enlargement of rear dormer to create a mansard roof extension plus the installation of six roof lights at front and rear to provide additional living accommodation for the single-family dwellinghouse. **Refused on** 10/11/2005.

Reasons for refusal:

1. *“The proposed mansard roof extension on the rear roof slope, by reason of its excessive bulk and inappropriate design, would be detrimental to the character and appearance of the property and the Belsize Park Conservation Area, contrary to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN24 (Roof alterations and extensions) and EN31 (Character and appearance of conservation areas) of the London Borough of Camden Unitary Development Plan 2000, and supporting advice in the Council's Supplementary Planning Guidance and Belsize Conservation Area Statement, and;*
2. *The proposed enclosed balcony in the rear roof extension would give rise to overlooking of neighbouring windows at 20 Glenmore Road and would be detrimental to their residential amenities, contrary to policies EN1 and EN19 (Amenity for neighbours) of the London Borough of Camden Unitary Development Plan 2000”.*

Relevant policies

National Planning Policy Framework 2018

The London Plan 2016

Draft London Plan 2018

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design (paragraphs 7.1, 7.2, 7.5, 7.6 and 7.9)

D2 Heritage (paragraphs 7.41, 7.42, 7.44, 7.46, 7.47 and 7.54)

Camden Planning Guidance

CPG 1 - Design (paragraphs 5.6, 5.11 and 5.12)

CPG6 - Amenity

Belsize Conservation area Statement (2003) Pages 25 and 38

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a rear dormer roof extension to the upper roof slope and the installation of four roof lights to the front elevation

1.2 The key considerations material to the determination of this application are summarised as follows:

- Design (the impact of the proposal on the character of the host property as well as that of the wider Belsize Park Conservation Area);
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers).

2. Design and appearance

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The Local Plan 2017 (paragraph 7.2) aims to ensure the all developments, including alterations and extensions, respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building where alterations are made. The proposal would be a departure from these design principles of the Local Plan 2017 due to the bulk, scale and setting of the proposed dormer.

2.2 The Camden Planning Guidance (CPG1: Design) states that dormer extension should be subordinate and appear as small projection on the roof surface. Moreover, the SPG document states that dormer extensions should not be introduced to shallow-pitched roofs. The design guidance stipulates that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

2.3 Furthermore, by virtue of the site being located with the Belsize Conservation Area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected in policy D2 (Heritage) which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.4 The Belsize conservation area statement identifies the inappropriate roof extension that threatens the character and appearance of the conservation area. The property forms part of a group or terrace which remains largely, but not completely, unimpaired; the property currently forms part of a symmetrical composition with its neighbour at no.23, the balance of which would be upset. It should be noted that, the proposed dormer would not result in symmetry with no.19, as it is a large dormer with terrace. Therefore, it would not be sympathetic to its neighbour rather appear as additional dormer that would undermine the integrity of the roof slope and diminish the architectural quality of the host building and wider terrace.

2.5 There are 32 properties within the wider building group and six of these properties consist of double dormer extensions. It is therefore considered that the roofscape is generally unobstructed at this level. Of these 6 dormers, 2 are historic (no's 33 and 63) and were granted planning permission or carried out under permitted development rights prior to the designation of the Belsize Conservation Area. The rear dormer at upper level at no. 27 Glenmore Road is acknowledged to be a subordinate addition granted under previous design guidance.

2.6 There is also a grouping of dormers at upper slope level at no's 31, 33 and 35. The reasons for granting for no's 31 and 35 make reference to the symmetry that the proposal would result in with the dormer at no.33 and clearly state that it is only acceptable in this context. The officer's report for planning permission ref. 2015/6326/P states,

'The proposed second floor rear dormer has been designed to match the dormer at the neighbouring property at 33 Glenmore Road (2007/1625/P). It is considered that the proposed dormer is only acceptable in this instance given the existence of the dormer at 33 and the symmetry that would result between these attached properties which would form a balanced pair within the terrace at second floor level.'

2.7 This grouping of dormers are of a smaller scale than dormer proposed at the application site and are a more subordinate addition to the roof slope that better maintain the roof form. Officers consider that the construction of upper slope dormers, which is more established form further down the street, should not be able to 'creep' further northwards. The upper dormer at adjoining property no. 19 Glenmore Road (ref. 2012/6777/P) was refused and subsequently allowed on appeal. Whilst the planning inspector stated that no.19 would preserve the area's character, the Council does not consider this a sympathetic addition that maintains the integrity of the roofscape and therefore is not considered precedent. The proposed dormer varies in its form and detailed design to no.19 and would not achieve symmetry; this was the case with the smaller dormer additions at no's 31 and 35.

2.8 The NPPF 2018 is explicit in the way that local planning authorities should consider applications in the designated conservation areas which requires local planning authorities to ensure that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. There is no convincing justification in this instance as the dormer would serve a bathroom and not facilitate the creation of any additional units. There is therefore no identified public benefit to outweigh the harm.

2.9 In terms of detailed design, CPG (design) requires dormer extension to be designed so they should generally be aligned with windows on the lower floors, appear as small projections and be of a size that is clearly subordinate to the windows below. The proposed dormer extension would occupy the full depth of the roof slope, measuring approximately 4.2m in depth, 2.5m in width and 2.5m in height. The proposed roof extension would be a bulky and incongruous addition on this section of Glenmore Road that would dominate the roof slope. The rear gardens are shallow and prevent views of this part of the roof; however, the dormer would be visible from 'above ground' windows of some properties located to the rear on Howitt Road. In these views, the proposal would have a detrimental impact on the appearance of the host building, the wider terrace and this part of the Belsize Conservation Area.

2.10 The installation of the four roof lights to the front elevation would not be considered harmful to the integrity of the roof form and due to the shallow pitch of the upper roof slope, are unlikely to be visible in public or private views. Furthermore, several other properties along this side of Glenmore Road have a comparable number of rooflights. As such, this element of the proposal is not considered harmful to the character and appearance of buildings and the wider conservation area.

3.0 Amenity

3.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration.

3.2 The roof extension is not considered harmful to the amenity of adjoining occupiers in terms of loss of light or outlook given its setting at upper roof level away from neighbouring windows. The installation of new windows and roof lights would not exacerbate levels of overlooking. As such, the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 of the Local Plan 2017.

4.0 Recommendation

4.1 Refuse planning permission