

Delegated Report		Analysis sheet		Expiry Date:		31/07/2018	
		N/A		Consultation Expiry Date:		08/07/2018	
Officer				Application Number(s)			
Obote Hope				2018/1899/P			
Application Address				Drawing Numbers			
Flat 2 21 Glenloch Road London NW6 1HX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a dormer roof extension to the rear roof slope.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	02 02	No. of objections	02
Summary of consultation responses:		Site Notice 13/06/2018 – 07/07/2018. Press Notice: 14/06/2018 – 08/07/2018. Objection from the Belsize Resident Association: <ul style="list-style-type: none"> The lack of a Design and Access Statement; 					
Belsize CAAC:		Objection received from the Belsize Conservation Area Advisory Committee raised the following objection: <ul style="list-style-type: none"> Object to full width rear extension reads as an additional floor and not a dormer extension. 					

Site Description

The application site is located on the south side of Glenloch Road close to the east of Glenilla Road and is located within the Belsize Park Conservation Area. The site comprises a two storey with attic mid-terrace residential property divided into flats. The host building is considered to make a positive contribution to the conservation area.

According to the Belsize Conservation Area Statement, the houses along Glenloch Road are two storey red brick terraces with an attic storey within a slate-faced mansard. At roof level, the party walls are expressed as upstands with shared chimneys located at the ridge that step up to the street. Moreover, the elevations give

strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration.

Relevant History

21 Glenloch Road Road (application site)

19015: Change of use to 3 self-contained flats, including works of conversion. Granted on 28/08/1974.

Relevant policies

National Planning Policy Framework 2012

London Plan 2011

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design Section 7.2

D2 Heritage Section 7.41

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

Camden Planning (2018)

CPG1 Design (July 2015 updated March 2018) Sections 1, 2, 3, 4, & 5

CPG3 Sustainability (July 2015 updated March 2018) Sections 1 & 4

CPG6 Amenity

Belsize Conservation Area Statement 2003 (Page 36)

Assessment

1. Proposal

1.1 The proposal is detailed as follows:

- Erection of a rear dormer on roof slope measuring approximately 4.0m (W) x 2.6m (H) x 4.4 (D).

2 Principle

2.1 The Alterations and additions proposed are considered to be unacceptable based on an assessment on the following matters:

- Dormer roof extension

3.0 Design and Appearance

3.1 The proposed dormer roof extension would be contrary to design principles contained within The Local Plan 2017 (*paragraph 7.2*). The policy document specifies that extensions should be designed to the highest standard and new developments are required to consider the character, setting, proportion, context, form and scale of the existing building where alterations are made. Camden Planning Guidance (*paragraph 5.7*) supports this policy requirement the SPG guidance stipulates that roof dormers should maintain the overall structure of the existing roof form, be designed with the a minimum setback of 0.5m from the eaves and slope of the roof and the dormer window should relate to the façade treatment below. Moreover, dormer roof extension should appear as separate small projections on the roof surface and aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. The proposal would be a departure from these design

principles due to the height, width, overall scale and setting within an unaltered roof slope to the rear of the properties within the terrace. Thus, the proposal would have a detrimental impact on the character and appearance of the host building and neighbouring property.

3.2 The Belsize Conservation Area Statement stipulates that minor alterations and extensions to existing dwellings can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. The most noticeable changes within the area often result from roof extensions - particularly the addition of overly large, inappropriately proportioned dormers which would be the case in this instance.

3.3 The proposed dormer extension would be disproportionately large in terms of its bulk and scale. The dormer extension is almost full width, would be flush with the east side of the roof slope, and would be approximately 0.3m from the west roof slope. The proposal would not be subordinate to the roof and the proposed windows bear no relationship with the windows below, where the expectation is for windows to be reduced in terms of hierarchy as you move up the building. As such, the proposed dormer extension would be unsympathetic in its design and appearance. Thus, contrary to paragraph 5.11 of the supplementary planning CPG (Design). The use of non-traditional materials (UPVC) would not be supported in a traditional property of this architectural age and Timber framed windows would be more suitable.

3.4 Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. In this case, the proposal is considered to be of a poor design that detracts from architectural quality and would erode the character of the host building and conservation area. Consequently, the proposal is considered to create additional harmful mass and bulk to the rear roof slope, essentially creating a two-tiered dormer extension.

3.5 The proposal would be of a scale and design that would harm the character and appearance of the host property and the wider area. The proposal would therefore conflict with Policies D1 and D2 of the Camden Local Plan 2017. Moreover, the proposal would also be contrary to Belsize Park Conservation Area Statement, which requires development to be of a high quality design as well as being in character and proportion with its context and setting, including the relationship to any adjoining properties.

3.6 The dormer extension by virtue of its siting on the lower roof slope, its size and detailed design creates an unacceptably obtrusive and incongruous form of development, within the roof slope. On this basis, the dormer would harm the historic character and appearance of the wider Belsize Conservation Area.

4.0 Amenity

4.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted upon. New development should not have a detrimental impact in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration and it is considered that the proposed dormer extension would be acceptable in this regard.

4.2 The proposed dormer roof extension would be relatively flushed with the east side of the roof slope and given there would be a 3.0m setback from flank wall with no.19, which consist of two first floor windows to the rear, the proposal would not have an impact with daylight/sunlight.

4.3 The dormer extension would be appropriately setback from the rear south facing window with no.23 and due to its size location and setting the proposal would not cause undue harm to the neighbouring amenity in terms of loss of daylight/sunlight and overshadowing.

4.4 The windows of the proposed dormer serve a bedroom and en-suite bathroom, which is mostly hidden by mature trees. Furthermore, the window of the dormer extension would be set back by approximately 14.5m from No.12 and 15m from the rear of 14 Glenmore Road. Therefore, the level of overlooking would not be impacted upon any more than existing level. The proposed dormer is considered to comply with the guidance set out in CPG 6 (Amenity) and Policy A1 of the Local Plan 2017.

5.0 Conclusion

5.1 In view of the assessment above, the proposed development is considered to be contrary to policies D1 and D2 of the Local Plan 2017.

6.0 Recommendation: Refuse planning permission