



Regeneration and Planning
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

21st November 2018

Dear Sir/Madam,

Flat 9C Medley Road, London NW6 2HJ

Proposed Rear Dormer Extension

It is with great pleasure that we enclose herewith a planning application for the addition of a dormer window to the rear roof slope of 9 Medley Road, to enable a loft conversion and improvement of living space for flat 9C.

This application follows an earlier refusal and planning Appeal for a front and a rear dormer window. The front dormer was approved on appeal, but the rear dormer was refused. The Scheme has been amended, reduced in size and conforms with policy and design guidance, by appearing as a separate small projection on the roof's surface rather than appearing to fundamentally alter the shape of the property's roof .

The proposed rear dormer is set well down from the ridge, up from the eaves and in from each side, the dormer has been designed to be a subservient addition to principal building, modest in scale and in keeping with the character of the building and surrounding area, through it's style, use of materials and features, such as the horizontal glazing bars.

The proposal also includes addition of a further velux style window to increase light into the new bedroom.

Context

Medley Road is a short tree-lined cul-de-sac running southwards off Iverson Road in West Hampstead. Both Medley Road and Iverson Road are characterised by 2 and 3 storey terraced properties from the Victorian era.

Number 9 Medley Road is positioned towards the end of the terrace on the western side of the road; the property has a basement level and two above ground stories. The property is not Listed and does not lie within a Conservation Area. The terrace is terminated by a larger property, 8 Medley Road, directly adjacent, to the south of No.9, which is set forward and is a whole storey taller than No.9.

To the rear of the site is Aerynn House, a small apartment block that is accessed via a passageway between Nos. 8 & 9 Medley Road.

Beyond the small number of residents and visitors to Aerynn House, there are no clear public views of the rear of the site where the dormer is proposed.

Planning History

2017/5485/P - *Installation of 1 x front dormer window and 1 x rear dormer extension to provide habitable accommodation within the roof for the first floor flat.*

The application was refused on 20th December 2018, the single reason for refusal being:

The proposed dormer extension, by reason of scale, bulk, detailed design and location on a row of terrace properties with an otherwise unimpaired roofline, would be detrimental to the character and appearance of the dwelling and the group of properties in the terrace of which it forms a part, contrary to Policy D1 of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

The concerns of the Officer are detailed in the delegated report. It was considered that the dormer would have been unduly bulky and not considered to be subordinate to the host building. The materials were considered to be acceptable, but the absence of glazing bars to the windows would not have respected the fenestration pattern below. The proposed dormer was considered prominent and incongruous in relation to the existing building and the wider terrace.

The Officer's report notes the approved dormers to Nos 5 & 12B Medley Road and states that the proposed design of those dormers are considered acceptable; these will be discussed further below.

The refusal of the 2017 application was appealed (APP/X5210/W/18/3197852). The Inspector noted that the property forms a part of a cohesive terrace (9-12 Medley Road), but, importantly, that the terrace does not have an otherwise unimpaired roofline, the inspector noted at paragraph 12:

Therefore, when considered as a composition, the 5 buildings do not have an unimpaired roofline. Instead, due to the staggered eaves height, the altered eaves line caused by the bay window, and the

presence of the taller and dominant end of terrace property, the buildings present a varied roofline within the street scene.

With regard to the proposed rear dormer specifically, the Inspector was satisfied with the fact that the dormer was set up from the eaves and down from the ridge, but considered that due to the lack of glazing bar details and the unrelieved width of the dormer, it would introduce a strong horizontal feature within the roof slope that would jar with the pleasing aesthetics of the rear elevation.

At 5 Medley Road planning permission was granted by Camden Council (2007/1270/P) for the Installation of two rooflights in front roof slope and erection of dormer window in rear roof slope in connection with loft conversion to provide additional floorspace to existing second floor flat. 5 Medley Road is opposite the Appeal site and as is the case with the application site, the rear of 5 Medley Road is visible from the railway line and the private amenity space of other properties.

The Officer's report for the application stated:

The proposal works are considered to be respectful of the character and appearance of the building, preserve the character and appearance of the streetscene, and will be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP.

The proposal was also found to be consistent with the requirements of Figure 3 of Section 41 (Roofs and terraces) of the CPG, being set up 0.5m from the rear eaves line, down the ridge and from either side boundary.

12B Medley Road forms a part of the same terrace as the application site and the planning history for the property includes a refused planning application(PWX0003109), but successful appeal (APP/X5210/A/01/1064412) for the erection of front and rear dormers to provide an additional habitable room for the existing first floor flat.

The Inspector's decision letter with regard to the rear dormer, states:

"...in this case the proposal is set well back from the eaves and below the line of the ridge. Whilst I accept that the window would be relatively wide in relation to the roof, it would have a one metre verge on each side of the roof which in my opinion would be sufficient separation to respect the integrity of the roof and preserve the strong visual rhythm of the party wall upstands and chimneys."

Further that:

“ Whilst the view from the railway is an important consideration, these are not listed buildings and I am satisfied that the overall quality of the design would not make it appear incongruous or out of place from these more distant views..... I consider the proposed set back would preserve the character, shape and line of the original roof of the terrace. I have therefore concluded that the proposed loft conversion would not be detrimental to the character and appearance of the building, or to the terrace.

In response to the previous refusal, the 2018 appeal decision and the planning history for Nos 5 & 12B Medley Road, the design, scale and detailing of the proposed rear dormer have been amended. The width has been significantly reduced, the gap to the ridge has been increased which together ensure that the dormer is a subordinate addition to the roof slope rather than fundamentally altering the design of the roof. Furthermore, the number of window openings is reduced and the glazed area is relieved by glazing bars to be in keeping with the character of the host building and the wider terrace.

Policy Context

The planning policy context includes the National Planning Policy Framework (2018), the London Plan (2016), the Camden Local Plan (2017), the Fortune Green & West Hampstead Neighbourhood Plan (2015) but in this case, the principle document is Camden Planning Guidance 1 Design (2015).

National Planning Policy Framework 2018

The revised NPPF maintains a strong emphasis on design and the creation of high quality buildings and places. The NPPF also recommends the use of design guides and locally relevant policies within Neighbourhood Plans. Paragraph 130 of the NPPF states:

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 and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

This is interpreted as meaning that where a proposal accords with the broad aims of design policies and guidance, it should not be refused on the minutia of detail contained therein.

The London Plan 2016

Policy 7.4 of the London plan relates to Local Character. This is a broad design policy that states:

Development should have regard to form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings...

The policy goes on to state that designs for new development should have regard to the pattern and grain of the existing spaces and streets in orientation, scale proportion and mass.

Camden Local Plan 2017

Policy D1 Design states that the Council will seek to secure high quality design in development that respects local character and comprises details and materials that are of a high quality and complement the local character and integrates well with its surroundings.

Camden Planning Guidance

Chapter 5 of CPG1 includes detailed guidance on roof extensions. Paragraph 5.8 states:

A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene (inter alia):

- *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension.*

The first issue has been dealt with through the previous appeal. As discussed above, the Inspector determined that the terrace does not benefit from an unimpaired roof line.

The second issue is that upon which the previous appeal was determined and refused, the Inspector determined that the proposed rear dormer was too large and out-of-keeping with the character of the host building and the wider terrace.

Paragraph 5.11 of the CPG1 provides guidelines for dormer extensions, to which this revised proposal complies. The guidelines state that *usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation*. The guidance discourages full length dormers to minimise the prominence, which has been given due consideration, this revised proposal is set well up from the eaves and in from the party wall upstands.

Fortune Green & West Hampstead Neighbourhood Plan

Policy 2 Design & Character echoes the content of Local Plan Policy D1 and simplifies and localises it. The policy urges development that positively interfaces with its surroundings, including existing buildings and structures, having regard to scale, mass and the pattern and grain of surrounding buildings. The policy calls for matching materials and extensions in character and proportion with its context and setting.

Analysis

The proposed dormer has been designed to be subordinate to the host building, the dormer would appear as a modest separate projection on the roof's surface. The proposed dormer would be set well down from the ridge, up from the eaves and in from the party wall upstands.

The dormer has been designed to be subservient and also through the proposed detailing to the windows, including the horizontal glazing bars, to be in-keeping with the character of the area. It would not be incongruous or disruptive to the overall aesthetic of the property and wider terrace.

The proposed development has been designed to be consistent with the design guide and with the previously approved dormers to Nos. 5 & 12B Medley Road. The proposal is supported by planning history and planning policy.

The proposed dormer extension will improve the living accommodation for residents; through the appeal and approval of the front dormer, the addition of a second bedroom in the roof space was permitted, but this revised proposal for a rear dormer will enhance this accommodation, providing a good sized, well-lit second bedroom and thus modestly improving the housing stock of the Borough.

Conclusions

It is considered that on objective assessment of the proposal against the cited policies and consideration of the proposal in the context, the suitability of the proposal is clear.

The proposed dormer has been carefully designed to respect the host building, to reflect and integrate well with the surrounding built form and to improve the living accommodation for occupiers.

The design of the proposed dormer successfully accords with the policy context informed by the previous planning application process and reflects the findings of the earlier appeal decision for 9C Medley Road, along with the planning history for nearby properties.

In all of the circumstances, it is hoped that the application for the rear dormer that accords with Policy can be approved without delay.

Should the above raise any queries, or should you require further information to inform the decision making process, please contact us.

Yours faithfully



Tim Farley BA(Hons), Dip.TP., MRTPI
tim.farley@copesticks.co.uk

Tel: – 0333 456 6543

Mob: – 