

Delegated Report		Analysis sheet		Expiry Date:	14/03/2019
		N/A		Consultation Expiry Date:	21/02/2019
Officer			Application Number(s)		
Ben Farrant			2018/6191/P		
Application Address			Drawing Numbers		
19 Oppidans Road London NW3 3AG			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of front facing dormer window					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder			
Conditions or Reasons for Refusal:		Refuse Permission			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		A site notice was displayed between 28/01/2019 and 21/02/2019. No objections were received.			

Site Description

The application site comprises a four storey mid-terraced property situated on the northern side of Oppidans Road. The site is not within a conservation area, nor are there any nearby statutorily listed buildings, however the property is locally listed and is noted for its '*architectural and townscape significance*'.

Relevant History

19 Oppidans Road (Application Site)

2018/0712/P - Installation of rear dormer and roof light to front slope – **Certificate of Lawfulness Granted 22/03/2018**

2018/1244/P - Erection of rear extension at lower ground floor level; erection of front infill extension at lower ground floor level and associated external works – **Granted 25/09/2018**

2018/4744/P - Erection of single storey side/rear extension at lower ground floor level – **Certificate of Lawfulness Granted 03/12/2018**

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

The Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 – Design: Section 5 - Roofs, terraces and balconies (2011, updated 2018)

CPG6 – Amenity (2011, updated 2018)

Camden's Local List (2015)

Assessment

1. Proposal

1.1. Proposed is the erection of a front facing dormer window aligned with the fenestrations of the floors below. The dormer would have a width of 2.2m, depth of 4.1m, and height of 1.5m. It would be set 0.6m up from the eaves, and down 0.15m from the ridge. The dormer would be finished in slate hanging tiles with timber framed sash windows.

2. Assessment

2.1. The main considerations as part of the proposal are:

- Design
- Amenity

3. Design

3.1. Camden Planning Guidance (CPG1: Design) states:

- 3.2. *“Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation”*
- 3.3. CPG1 goes further to clarify that roof alterations or additions are unlikely to be acceptable where they would have an adverse effect on the skyline, the appearance of the building, or the surrounding street scene, and in circumstances where:
- 3.4. *“Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design”*
- 3.5. It continues:
- 3.6. *“Dormers should not be introduced where they interrupt an unbroken roofscape.”*
- 3.7. Camden’s Local List (2015) notes that within Oppidans Road the *“high degree of consistency creates an impressive townscape”*. The balanced elevational composition and unimpaired roofscape of the row of dwellings is a key element of the significance of this non-designated heritage asset.
- 3.8. In view of the guidance above, there are significant concerns regarding the proposed front facing dormer window.
- 3.9. The proposed dormer would be prominent in an otherwise unbroken roof form on this terrace, contrary to the above advice. Whilst the addition would be set back from the eaves of the property by 1.3m, it would remain visible in views from ground level, particularly on the approach from Ainger Road and further along Oppidans Road (given the curved nature of the terrace and rise in levels). This visual impact would be further exacerbated by the siting and scale of the proposed dormer, not being set down a minimum of 500mm from the roof ridge as required by CPG1 and consequently projecting into the ridgeline in those views.
- 3.10. The addition would form an unduly prominent and incongruous feature upon the roof of this locally listed property, which sits as part of a terrace of unbroken locally listed terraced roofs, thereby resulting in harm to the group value of nos.18-22. This would be considered to cause harm to the significance of the non-designated heritage asset (NDHA).
- 3.11. When harm to a NDHA is identified, para.197 of the NPPF stipulated that *“In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*. In this instance the proposed development would cause harm to an existing unified and unimpaired roofscape that remains a feature of high significance for the NDHA, whilst not offering any public benefits that might out weight this identified harm.
- 3.12. Whilst it is acknowledged that a dormer has been approved to the rear of the property (Ref: 2018/0712/P); this was completed under a lawful development certificate (i.e. utilising the property’s permitted development rights, rather than applying for planning permission with the associated design considerations). It is additionally noted that by reason of the rear siting, this would not impact as readily on views as the proposal made here.
- 3.13. The applicant references a number of existing dormers within the area. It is noted that front facing dormers do not exist within Oppidans Road, bar poor examples towards the other

end of the street at nos. 32, 33 & 34. These were approved in 2011, 1968 and 1975 respectively and do not conform with current guidance. They also would not form part of the context of the site given the distance from the application site and number of unbroken front roofslopes between them. Indeed, the application presented here is on a completely separate terrace of four properties on the northern side of the street.

- 3.14. The applicant references further examples on nearby Ainger Road; however this street has a different context from the proposed site, and the properties are different in their design and composition. The application site has a uniform appearance, as is noted within Camden's Local List, and the introduction of a front dormer window would serve to be contrary, and unduly harmful, to this.
- 3.15. On the basis of the above, the proposal is considered to represent an incongruous addition to the unbroken roofslope of this locally listed terrace which would be entirely visible in public views, contrary to CPG1 (Design), policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

4. Amenity

- 4.1. Policy A1 of Camden's Development Plan (2017) seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 4.2. By virtue of the siting, scale and design of the proposed front dormer, it would not unduly impact on neighbouring amenities to a significant degree, particularly as any additional overlooking would be to the street facing front elevation.

5. Recommendation

- 5.1. Refuse planning permission