

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>05/02/2019</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>18/02/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Thomas Sild			2018/6076/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
9 Nassington Road London NW3 2UD			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a hip-to-gable roof extension including a rear dormer extension				
<b>Recommendations:</b>	Refuse planning permission			
<b>Application Type:</b>	Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	2	No. of objections	2
Summary of consultation responses:	<p><b>Press advert: 24/01/2019 – 17/02/2019</b>  <b>Site notice: 25/01/2019 – 18/02/2019</b></p> <p><u>Owners of 11 Nassington Road object-</u></p> <ul style="list-style-type: none"> <li>• Roof alteration compromises the roof form and unbalances the house as part of the semi-detached pair</li> </ul>			
CAAC comments:	None			

## **Site Description**

9 Nassington Road is a four-storey Victorian dwellinghouse. No. 9 is noted as being a positive contributor to the surrounding South Hill Park Conservation Area and sits within the Hampstead Neighbourhood Area.

## **Relevant History**

None relevant

## **Relevant policies**

### **National Planning Policy Framework 2019**

### **London Plan 2017**

#### **Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

#### **Camden Planning Guidance**

CPG1 Design (2018)

CPG6 Amenity (September 2011 updated March 2018)

CPG Altering and extending your home (Draft 2018)

#### **South Hill Park Conservation Area Statement (2001)**

#### **Hampstead Neighbourhood Plan**

Policy DH1 Design

Policy DH2 Conservation areas and listed buildings

## Assessment

### 1 The proposal

1.1 Planning permission is sought for the erection of a hip-to-gable roof extension and rear dormer roof extension.

The main considerations with this application are:

- Design and heritage impact
- Impact on neighbour amenity

### 2 Design and heritage impact

2.1 Local Plan policy D1 says the Council will seek to secure high quality design in development that respects local context and character and preserves the historic environment and heritage assets in accordance with policy D2 Heritage. The Council will expect developments to consider the character, setting, context and the form and scale of both the host building and neighbouring buildings, as well as the prevailing pattern, density and scale of surrounding development. Development should consider the impact on existing rhythms, symmetries and uniformities in the townscape.

2.2 The South Hill Park Conservation Area Statement describes Sub-area 2 of the conservation area which includes Nassington Road. It states that this part is characterised by substantial semi-detached houses overwhelmingly in the Victorian Gothic revival style and that this style is typified, amongst other things, by various combinations of steeply pitched roofs. The statement notes that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within a group of buildings. It also notes that one development pressure is that of roof extensions and changes to roof profile, and indicates that extensions to roof space should respect the integrity of the existing form and should not alter the distinctive shape and profile.

2.3 Policy DH1 (Design) of the Hampstead Neighbourhood Plan notes that Development proposals should demonstrate how they respect and enhance the character and local context by ensuring that design is sympathetic to established building lines and by responding positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings. Under policy DH2 (Conservation areas and listed buildings) development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the Conservation area.

2.4 No. 9, together with the adjoining no. 11, form a semi-detached pair with a single, original hipped roof form. Whilst there are some part gable-ended semi-pairs noted along Nassington Road, these form the originally intended design of each pair. No. 9 forms part of a run of three matching hipped roof pairs from nos. 9-19. The alteration of the roof form at no. 9 would grossly unbalance the pair, compromising its architectural integrity, creating an incongruous, intrusive roof form. This would disrupt the clear historic pattern of development along this stretch of Nassington Road and would be detrimental to the host building's appearance, that of the adjoining no. 11 and their positive contribution to the special character of the surrounding conservation area, as well as the overall streetscene and conservation area character.

2.5 The proposed dormer would be sited partly on the hip-to-gable extension's roof slope. Rear facing dormers are relatively characteristic on neighbouring rear roof slopes, and there is no in-principal objection to a traditionally styled rear dormer at no. 9, provided it sits acceptably within the existing rear roof slope and away from the roof ridge, hips and eaves. Further consideration of the scale and siting would be needed based on revised plans.

2.6 Overall the proposal would fail to consider the character, context, scale and form of the

surrounding development, causing harm to the character and appearance of the building, the semi-detached pair and the surrounding conservation area contrary to policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

- 2.7 Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **3 Impact on neighbour amenity**

- 3.1 Policy A1 of the Camden Local Plan seeks to ensure that the amenity of occupiers and neighbours is protected by considering outlook, daylight, sunlight and privacy when granting planning permission. Camden Planning Guidance on Amenity states that development should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.
- 3.2 The proposed extension by reason of the size and siting would not result in significant amenity impact to neighbouring occupants in respect to outlook or daylight.
- 3.3 The proposed hip to gable extension would introduce an additional window at third floor level to the side elevation. Given its location facing a blank side roofslope and the existence of multiple side-facing windows on no. 9, there would not be significant change to the levels of overlooking to the neighbouring no. 7.
- 3.4 Likewise, given the existing rear facing windows at no. 9, the rear dormer window would not result in a significant change to the existing situation in respect to overlooking.
- 3.5 Overall the scheme is considered acceptable in neighbour amenity impact terms.

### **4 Conclusion**

- 4.1 The proposed hip-to-gable roof extension, by reason of its design, scale and bulk, would appear as an incongruous and visually intrusive alteration, unbalancing the symmetry with the adjoining property at no. 11 Nassington Road, which would be detrimental to the character and appearance of the building, streetscene and South Hill Park Conservation Area. This is contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018).