

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>29/04/2019</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>07/04/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Sofie Fieldsend			2019/1206/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
42 Willow Road London NW3 1TS			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 roof extension including rear dormer and insertion of 2x rooflights and a side window in the roof.				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type:</b>		Full Planning Permission		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>	No. of comments	00
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on the 13/03/2019 and the consultation period expired on the 06/04/2019. A press notice was advertised on 14/03/2019 and expired on 07/04/2019.</p> <p>No objections were received during this consultation period.</p>					
<b>CAAC and other community groups</b>	<p>Hampstead CAAC and the Hampstead Neighbourhood forum were consulted and no response was received.</p>					

## Site Description

The site is a three storey end terrace property with basement level which has been converted into two flats. The garden flat occupies the basement level and other flat occupies the remaining upper floors. It is located on the corner of Willow Road and Gayton Road. The site is located within the Hampstead Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area. It is also within the Hampstead Neighbourhood Plan area.

## Relevant History

### Application site

**2018/5507/P** - Erection of rear spiral staircase from upper ground level to lower ground. Replacement of ground floor rear window with door. Alterations to side boundary wall and rear landscaping – **Refused 04/02/2019**

**2017/3695/P** – Erection of spiral staircase and rear balcony from upper ground level. Removal of existing sash window to be replaced with double doors. – **Withdrawn 05/09/2017**

**8500603**– Change of use including works of conversion to form a self-contained flat and an upper maisonette as shown on drawings No.WR3A and WR4.– **Granted 03/07/1985**

## Relevant policies

### **National Planning Policy Framework (2019)**

### **London Plan (2016)**

### **Draft London Plan (2017)**

### **Camden's Local Plan (2017)**

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

### **Supplementary Guidance**

CPG Altering and extending your home (2019)

- Chapters 1, 2, 4

CPG Amenity (2018)

### **Hampstead Conservation Area appraisal and management strategy (2001)**

### **Hampstead Neighbourhood Plan (2018)**

Policy DH1: Design

Policy DH2: Conservation Areas and Listed Buildings

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the erection of roof extension including rear dormer and insertion of 3x rooflights.

1.2 The ridge will be extended along the width of the roof to incorporate a rear dormer measuring 2.8m wide, 1.7m high and 3.55m deep. 2x small roof lights will be inserted on the front roofslope and top of the dormer window respectively and a cabrio balcony is proposed on the side elevation in between the chimney stacks. The rear dormer will be clad in zinc and the windows/rooflights will be timber to match the existing.

1.3 It was noted on the proposed elevation drawings the applicant indicates the side alteration to the roofslope to be a 'Conservation style roof light', however on proposed section AA it appears to show an opening method associated with a cabrio balcony. The applicant has confirmed that it was not intended to a cabrio balcony but it should be noted that this would not be supported.

### 2.0 Assessment

2.1 The main considerations in relation to this proposal are:

- The visual impact upon the character and appearance of the host property, streetscene and Hampstead conservation area (Design and Character)
- Impact on the amenity of adjoining occupiers

### 3.0 Design and Appearance

#### Policy background

3.1 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that "design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area".

3.2 CPG Altering and extending your home recommends that alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form; should not be introduced into shallow roofs; should not disrupt an unbroken roofscape; should maintain adequate roof slope to maintain projection into the roofline; and should utilise materials which are complementary to the host building and local area. This guidance also advises that roof alterations / extensions may be accepted where they act to re-unite a group of buildings; remain architecturally sympathetic to the host building; maintain the integrity of the roof form; or where there is an established pattern of development of a similar form would not result in harm.

3.3 CPG Altering and extending your home further adds that they should 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. Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the

prominence of these structures. In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.

3.4 The proposed dormer is contrary to CPG Altering and extending your home as it is proposed on a shallow roof, the dormer occupies nearly the full height of the roof slope and is not set 500mm from the eaves and ridges of the roof. The proposed dormer therefore subsumes the character of the roof and appears as an incongruous addition which fails to be subordinate in relation to the roof slope. In addition, the proposed design and scale of the windows does not relate to the existing rear elevation below and appear out of proportion.

3.5 Policy DH1 of the Hampstead Neighbourhood Plan states that development proposals that fail to respect and enhance the character of the area and the way it functions will not be supported. Policy DH2 states that new development should take advantage of opportunities to enhance the Conservation Areas by protecting and, where appropriate, restoring original architectural features, including walls, windows, doors, etc., that would make a positive contribution to the Conservation Areas. In addition development proposals must seek to protect and/or enhance buildings (or other elements) which make a positive contribution to the conservation area.

3.4 It is noted although, there are some examples of large scale dormers at No.44 within the terrace but they do not appear to have been granted planning permission and are now likely lawful by duration of time. No.46 and 47 Willow were granted planning permission for their roof terraces in 1977 under planning ref. 23741/R but development policies have strengthened since then and it would not be supported if assessed under current policies. These are not considered to be precedents and this site is assessed on its own individual merits.

3.5 The proposed side window does not appear subordinate on the side roofslope and appears cramped between the existing chimneys. It would be visible in long views along Willow Road and appear excessive in scale. It is therefore considered that it would appear oversized and dominate the roofslope.

3.6 The host property is located on a prominent, open, corner site at the junction of Willow Road and Gayton Crescent. This proposed rear dormer, extended roof and side window on the roof would appear as incongruous additions which would be highly visible from the street and from properties along Gayton Crescent. The existing roof has a very shallow pitch which does not lend itself to extensions. The dormer extensions along the terrace are very prominent and incongruous and not something which should be replicated. The impacts caused upon these views are considered to remain harmful to the character and appearance of the conservation area. Therefore the proposed dormer and side window are unacceptable in terms of their siting, scale and detailed design.

3.7 The two small rooflights proposed on top of the dormer and front roofslope are modest in scale and these elements of the scheme are acceptable.

3.8. Overall, it is considered that the proposed roof extension would fail to represent high quality design and would cause a significant impact upon the character and appearance of the host property, row of terrace properties or preserve or enhance the Hampstead Conservation Area. The development is therefore considered contrary to policies D1 and D2 of Camden's local plan, policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018) and the Hampstead conservation area statement.

## **4.0 Amenity**

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 CPG Amenity states that development should be designed in order to ensure that “the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers” and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.

4.3. Overall, it is considered that the proposed development would not lead to a detrimental impact upon neighbouring properties by virtue of loss of light, outlook, sense of enclosure or excessive noise and disturbance given the significant separation distance to neighbouring properties.

## **5.0 Conclusion**

5.1 The proposed roof extension by reason of its siting, scale, bulk and design would appear as a visually obtrusive and prominent addition given the corner siting of the property and it would fail to respect and preserve the original design and proportions of this row of terraces, all to the detriment of the character of the building and the wider conservation area.

## **6.0 Recommendation**

6.1 Refuse planning permission.