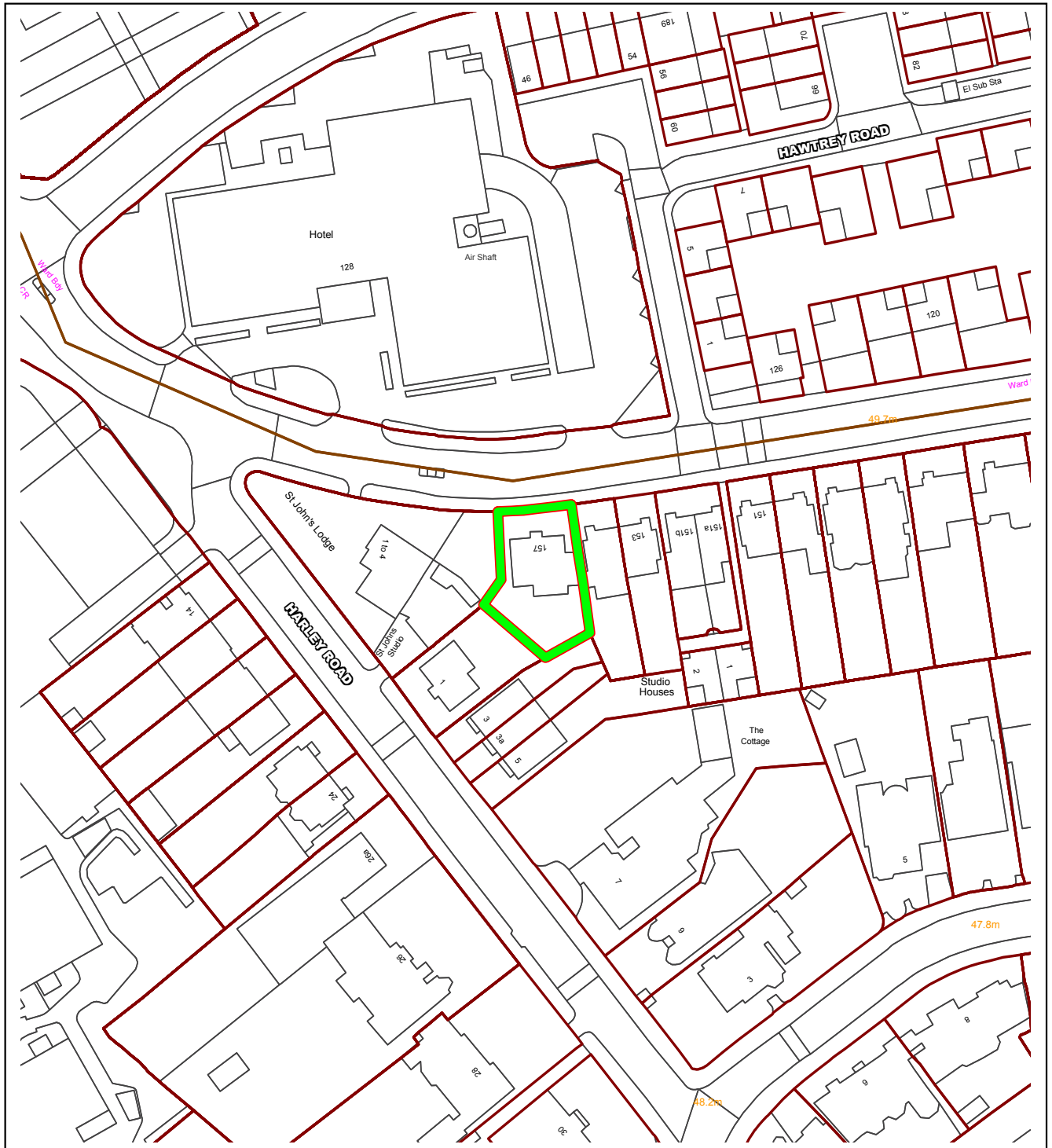


Flat D 157 King Henry's Road, London, NW3 3RD



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Photos



Front elevation



Front elevation at an angle



Views of the street to the left of No.157



Rear elevation



Rear Side elevation



Rear garden

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/01/2019
		N/A / attached		Consultation Expiry Date:	03/02/19
Officer				Application Number(s)	
Jaspreet Chana				2018/5817/P	
Application Address				Drawing Numbers	
Flat D 157 King Henry's Road London NW3 3RD				Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Loft conversion comprising side and rear dormer windows and two front rooflights					
Recommendation:		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>The site notice(s) were displayed one outside No.155 and one outside No.1 & 3 Harley Road on 04/01/19 (consultation end date 28/01/19).</p> <p>The development was also advertised in the local press on the 10/01/19 (consultation end date 03/02/19).</p>			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Objections were received from neighbouring residents:</p> <ul style="list-style-type: none"> We own the flat beneath and were told that absolutely no changes would be made to the front façade of the building and any extensions would be side facing...also I'm unclear about the roof terrace but under no circumstance should it protrude from the plane of the above flat. As a resident nearby, I am concerned about the new front dormer roof window that is being proposed. No other properties of this age in this section of the street have frontward roof dormers, and I wonder if it would look out of place in a Conservation Area. <p><u>Officer's response:</u> Please see section 2 below. There are examples of front, side and rear dormer windows approved down the road on the same style property.</p>			
Elsworthy conservation area advisory committee (CAAC):	<p>The Elsworth Conservation Advisory Committee has objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> Object to all proposed changes (dormers, roof lights, terraces) to all roof areas. Little is left of the original roof and the designs are excessively large, ill-conceived and out of character with the house. <p><u>Officer's response:</u> Please see section 2 below, it is considered the CAACs comments have been overcome by these amendments.</p>			
Site Description				
<p>The application site is a four storey detached property which has been split into four flats. The surrounding area is predominantly residential consisting of properties of similar design and size. The subject property relates to Flat D and falls within Elsworth Conservation Area, it is not listed and is not a as a positive contributor to the area.</p>				
Relevant History				
<p>There is no relevant planning history for this site.</p>				

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG – Design
- CPG – Amenity

Elsworthy Road Conservation Area Appraisal and Management Plan (2010)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Loft conversion with side and rear dormer windows and two front rooflights

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers. The revisions made to the proposed scheme can be summarised as follows:

- The proposed front dormer has now been removed and the side and rear dormers have been re-designed to smaller square shaped dormer windows which are set down from the ridgeline by 0.50m.
- The design of the main rear dormer was revised to reduce its size (width and depth) while still enabling the staircase into the loft.
- A dormer was added to the rearmost roofslope.
- Two front rooflights were added in place of the front dormer

2.2. The revisions made to the scheme did not fundamentally affect the scope or nature of the development proposals and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Elsworthy Conservation Area
- The impact on neighbouring amenity

4. Design and Conservation

4.1. The council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG Design states '*alterations to, or the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form*', and further states that '*roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form*'.

- 4.2. It is clear from a recent site visit that front, side and rear dormer windows form part of the street scene and are of similar size and design on the road.
- 4.3. The proposal would involve inserting roof dormer windows to both side elevations and the rear roofslope of the host dwelling. The revised dormer windows are considered to be subordinate in scale and are appropriately placed set down (0.50m) from the ridgeline and are centrally placed on the respective roofslopes. The dormer windows are of a simple box design which would be similar to other examples of dormer windows within the street and would match the materials of the existing dwelling. The dormer windows would therefore be in keeping with character and appearance of the subject site and with the surrounding area.
- 4.4. The side dormer windows would be seen from the street but due to their modest size and location high on the roof and set back from the street it is considered that their impact on local views would be limited. Front rooflights are also evident within the street scene, therefore the addition of the two rooflights centrally placed is considered to be acceptable.
- 4.5. The left hand rear dormer window has increased in size to accommodate the staircase into the loft. Although its encroachment within the side of the rear hipped roof would generally not be suitable, its central roof position, set down from the roof ridge and overall scale ensure that the dormer would be subordinate to the rear roofscape and would not harm the character and appearance of the host building or the wider conservation area. Furthermore, due to its position high on the roof to the rear it would only be seen partially in limited views from the back of houses along Harley Road. The rear dormer on the hip would be modestly scaled and would preserve the character and appearance of the host building and the Conservation area.
- 4.6. Objections have been received and duly taken into account prior to making this decision. The sites planning history has been taken into account when coming to this decision.
- 4.7. Special attention has been paid to the desirability of preserving or enhancing the character or 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 (ERR) 2013.
- 4.8. Overall, the scale, bulk, design and use of materials of the proposals would respect the character and appearance of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Belsize Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

5. The impact on neighbouring amenity

- 5.1. Given the dormer windows location it is not considered they would cause harm to the amenities of the neighbouring properties in regards to loss of light, outlook or privacy.
- 5.2. The development is therefore considered to be in accordance with planning policies A1.

6. Conclusion

- 6.1. The proposal would be in keeping with the host building and the surrounding street scene and it would preserve the character and appearance of the Elsworthy Conservation Area.

7. Recommendation

- 7.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th June

2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2018/5817/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 19 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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Studio 136 Architects Ltd
6 The Broadway
Wembley
MIDDLESEX
HA9 8JT
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat D

157 King Henry's Road

London

NW3 3RD

DECISION

Proposal:

Loft conversion comprising side and rear dormer windows, and two front rooflights

Drawing Nos: Site location plan, ST_18_157 KINGHENRY_01 Rev M, ST_18_157 KINGHENRY_03 Rev M, ST_18_157 KINGHENRY_04 Rev M, ST_18_157 KINGHENRY_06 Rev M, Design and Access Statement and Heritage Statement.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, ST_18_157 KINGHENRY_01 Rev M, ST_18_157 KINGHENRY_03 Rev M, ST_18_157 KINGHENRY_04 Rev M, ST_18_157 KINGHENRY_06 Rev M, Design and Access Statement and Heritage Statement.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully,

DRAFT

DECISION