

Delegated Report		Analysis sheet		Expiry Date:		30/04/2019	
		N/A		Consultation Expiry Date:		07/04/2019	
Officer				Application Number(s)			
Ben Farrant				2018/5657/P			
Application Address				Drawing Numbers			
Flat 10, The Hamptons 52 West End Lane London NW6 2NE				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 1 x rear and 1 x side facing dormer windows; installation of 4 x roof lights							
Recommendation(s):		Refused					
Application Type:		Full Planning Permission					
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 14/03/2019 and 07/04/2019 It was advertised in the Ham and High between 13/03/2019 and 06/04/2019 No responses were received.					
CRASH (Combined Residents Association of South Hampstead)		Notification was sent on 10/06/2019: no response was received.					

Site Description

The property is the second floor and loft space of a three storey (plus lower ground floor) detached building located on the corner of West End Lane at its junction with Woodchurch Road so that the front, south side, and rear elevations are all clearly visible from the public realm.

The property is located within the South Hampstead Conservation Area and is listed as a positive contributor; there are no nearby listed buildings which would be affected as a result of the works.

Relevant History

52 West End Lane (application site):

2017/4980/P - Installation of rear facing dormer; 1 x rooflight to rear, 2 x rooflights to side, and 2 x rooflights to the front following removal of roof level access door and external platform – **Refused 22/01/2018** with the following reason for refusal:

“The proposed development, by reason of its siting, scale and design, represents undue harm to the character, appearance and historic interest of the property and surrounding area, particularly given its prominence and public visibility within the conservation area. As such the proposal is contrary to advice contained within CPG1 and policies D1 and D2 of the Local Plan (2017), and Section 12 of the NPPF.”

An appeal against the refusal was allowed (Ref: **APP/X5210/W/18/3197457 dated 13/09/2018**); in the report the Inspector noted:

“Although the alterations would be prominent, due to the narrow width of the dormer, its limited scale and bulk, and the use of traditional materials, the dormer would not overwhelm the scale and proportions of the existing building. It would therefore represent a sensitive addition that would maintain the overall structure of the existing roof form.”

“The rooflights to the side would replace an existing cutaway section of roof which is already an inconspicuous feature of the roof slope due to the presence of two large chimney stacks. The chimney stacks would not be altered as a result of the proposal and therefore these would continue to mask the proposed rooflights. The side rooflights would therefore be a suitably sensitive addition to the building.”

“Due to the unassuming design of the proposed dormer window, and the context of the surrounding and varied roofscape, I consider that the proposed roof alterations would be sympathetic to the existing building and would preserve the character and appearance of the CA. Accordingly”

58 West End Lane:

2016/4441/P - Erection of 2 storey rear extension; erection of 2 x dormer windows to rear roofslope; 3 x rooflights to front roofslope; and conversion of existing 16 x studio flats into 5 x 2 bedroom flats, 1 x 1 bedroom flat and 8 x studio flats – **Granted Subject to a S106 dated 17/01/2017**

Relevant policies

National Planning Policy Framework 2019

Chapter 12 - Achieving well-designed places (paragraphs 124-128, 130, 131)

Chapter 16 - Conserving and enhancing the historic environment (paragraphs 193, 197, 200, 201)

The London Plan March 2016

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG Altering and Extending your Home (2019)

CPG Design (2018)

CPG Amenity (2018)

South Hampstead Conservation Area Character Appraisal and Management Strategy 2011

Assessment

Policy Context

The South Hampstead Conservation Area Appraisal states:

‘The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roofslope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole. Rooflights inserted insensitively in the front or visible side roofslope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.’

‘12.18 In recent years, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a number of applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. These can be damaging to the character of the area where what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole.’

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‘12.20 Rooflights inserted insensitively in the front or visible side roofslope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.’

CPG Altering and Extending your Home states that (para.4.2) roof alterations or additions are likely to be unacceptable in the following circumstances:

‘Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions’, and

‘Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level;’

‘Please note that the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind’ (para.4.5)

Design and Impact on the Conservation Area

The Hamptons form a group of four buildings with an architectural style and a largely unaltered roof form unique to them. Due to their unique nature they need to be considered on their own merits and their roof forms are not comparable with other roofs in the immediate surroundings. Views from Messina Avenue show their roof scape to be uninterrupted by any dormers or roof lights. Some singular roof lights exist to the rear of the Hamptons, but these are not visible from the street.

An application for rear dormers at no.58 was approved (ref: 2016/4441/P dated 17/01/2017), however, these are on a roof with minimal visibility from Woodchurch Road, as the building is located mid-block. The aforementioned guidance advises that such cases should not form a precedent. Each case is considered on its own merits.

No.52, by way of its siting, at the junction of Woodchurch Road and West End Lane, forms a very visible corner building, near the western boundary of the conservation area and defines the character of that part of the conservation area. The building is also prominent from the junction of Messina Avenue and West End Lane.

No.52 as identified within the conservation area appraisal contributes positively to the character of the South Hampstead Conservation Area.

The Heritage Assessment notes that there are no listed buildings nearby which is correct, however, it fails to acknowledge that the conservation area is by itself a ‘Heritage Asset’.

The proposal does not consider the design of the original building in respecting its traditional roof form and the pattern of its immediate neighbouring buildings (The Hamptons). The proposal to create a side dormer to the existing roof of 52 West End Lane is considered to cause harm to the roof form. The proposal would project out considerably and would be entirely visible despite the presence of the existing chimney stacks.

An appeal last year (ref: APP/X5210/W/18/3197457 dated 13/09/2018) allowed 5 rooflights and a rear dormer on the same roof. The decision of the appeal is unfortunate and does not seem to have considered the unique largely undisturbed roof forms of the four Hamptons buildings. The proposals allowed at appeal are immediately prominent from around the conservation area given the prominent nature of the host property. In addition to the proposals consented at appeal, the proposed side dormer would replace a cut out doorway which is inset within the current roof-form and is currently not overbearing.

Although the appeal decision refers to the conservation area having an established and varied roofscape consisting of dormer windows and rooflights, it is notable that wherever they do exist, they form part of the historic character of the conservation area. The same does not apply to the ‘Hamptons’ including 52 West End Lane as their roof character is very shallow, pre-dominantly undisturbed slopes. The appeal decision seems to have overlooked the unique and significant character of the existing building and having allowed the appeal, results in creating alien roof forms to the current setting. Even where the Inspector refers to the presence of pre-existing rooflights on the current building, this is only on a more recent side extension well away from being a visible corner, and not present on the original part of the building.

The proposal would be highly visible from West End Lane, Woodchurch Road and from the junction of Messina Avenue and there are concerns about 'visual clutter'. Tree cover should not be reason to promote this proposal as winter views show the affected roof form very clearly.

The proposal creates incremental and significant harm to the character of this roof slope by way of its siting, design and form, and therefore to the character and appearance of the conservation area. In regard to the NPPF (National Planning Policy Framework) 2019, Paras 193 and 196, the proposal is considered to cause 'less than substantial harm' in this instance, but nevertheless of considerable importance and weight. There is no demonstrable public benefit arising as a result of the proposed scheme. The proposal is considered to detrimentally affect the character of the conservation area, and would serve to erode its significance.

As such, the proposal is considered contrary to policies D1 and D2 of the London Borough of Camden Local Plan (2017), and the NPPF (2019), and is therefore recommended for refusal.

Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

It is considered that the proposal would not represent undue harm to neighbouring amenities.

Impact on neighbours

Given the siting, scale and design of the proposal, it is considered not to result in undue harm to neighbouring amenities.

Recommendation

Refuse planning permission