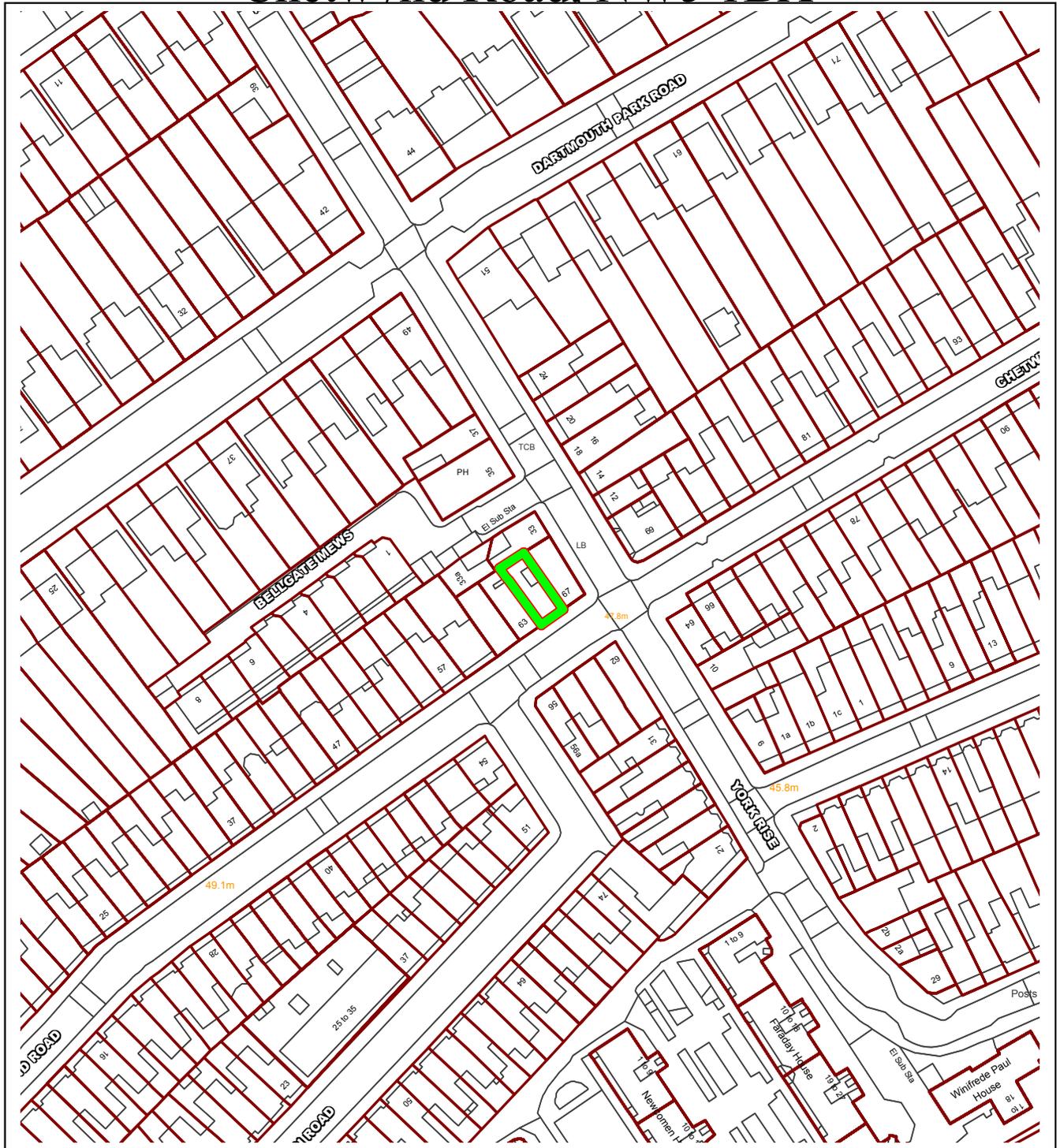


# 2019/1930/P - Flat 1st and 2nd Floor, 65 Chetwynd Road, NW5 1BX



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**2019/1930/P – Flat 1st and 2nd Floor, 65 Chetwynd Road, NW5 1BX**



1) Birds-eye image of site showing some existing dormers in the area



2) View from York Rise, dormers would not be visible



3) Front elevation

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/06/2019</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>26/05/2019</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Ben Farrant				2019/1930/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1st and 2nd Floor 65 Chetwynd Road London NW5 1BX				Please refer to draft 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 dormer window roof extensions to rear roof slope; replacement of front and rear fenestrations to match existing; installation of rear facing patio doors following removal of existing patio doors.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full planning application					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Adjoining Occupiers:</b>	No. of responses	<b>1</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on 01/05/2019 (consultation end date 25/05/2019), and a press notice was displayed on 02/05/2019 (consultation end date 26/05/2019).</p> <p>One letter of support was received from the owner of no.67 Chetwynd Road.</p>			
<p><b>Dartmouth Park Conservation Area Advisory Committee (CAAC)</b></p>	<p>The Dartmouth Park CAAC objected to the scheme originally on a number of grounds both in terms of the principle of the development and inaccuracies/lack of information on the plans. The scheme was subsequently amended, and the CAAC raised a further objection on the following grounds:</p> <p>“We continue to object most strongly to the introduction of any rear dormer.</p> <p>Due to the building’s location, the complexity of this part of the roofscape in Chetwynd Road, [...] the importance of the DPCA roofscape setting with many locations where roofs are looked down upon and seen from the public domain (from Bellgate Mews at the rear and York Rise through the gap at the rear of no 67), dormers should not be permitted.</p> <p>If the Council is minded to allow dormers there should be only one. If light is required to the loft, a rooflight could be inserted to retain the roof profile.</p> <p>Crucially, Council’s own guidelines in any event show a 500mmm drop from ridge to any dormer roof where dormers would be acceptable.</p> <p>The <b>window schedule</b> has not been altered to show the characteristic glazed corner segments to the upper floor sliding sash windows to be retained.</p> <p>There is no annotated reference to the <b>provision of refuse and recycling storage space</b> on the plans.</p> <p><b>Note:</b> [...] the plan does not show how the site relates to the rear of No 65’s lower terrace level roof (see a previous consent: 2017/3898/P for Nos 65-67) This area shown on block plan drwg CRT/PL/402, but not on sections AA and BB which it should”</p> <p><u>Officer’s Response</u></p> <ul style="list-style-type: none"> <li>• <i>Whilst the dormers would be visible from Bellgate Mews, given the</i></li> </ul>			

*built up nature of the area, views would be very limited from York Rise. In any event, visibility of the proposed dormers would not necessarily result in harm provided the dormers are sensitively designed, as is the case in this instance (see design section of the report below).*

- *Whilst it is noted that the dormers would only be set down 300mm from the ridge of the roof (where 500mm is generally encouraged), in this instance, the dormers are considered not to overwhelm the roof and are considered to be sensitively designed, as such a 300mm set down is considered to be acceptable in this instance (see design section of the report below).*
- *The windows schedule is considered to be appropriate, the corner windows would be replaced with alternatives to match the existing arrangement.*
- *Given the application is for a dormer extension to an existing flat, there is no requirement for the applicant to provide details of the existing (unchanged) refuse and recycling storage.*
- *The details submitted are considered to be sufficiently clear and unambiguous for the purposes of determining this planning application.*

## Site Description

The application site is a three storey mid-terraced brick and render property with ground floor commercial unit on the northern side of Chetwynd Road. The application site relates to the residential duplex at first and second floors.

The property is within sub-area two of the Dartmouth Park Conservation Area and is noted as a positive contributor within the conservation area appraisal and management plan. The Dartmouth Park Conservation Area Appraisal and Management Plan states that nos. 61-67 (odd) are a homogeneous group, in stock brick with polychromatic detail, of shops with living accommodation on two floors above (Zegers, 1876-7), forming an important distinctive part of the Neighbourhood Shopping Centre at the crossroads with York Rise. The property is also within the Dartmouth Park Neighbourhood Area.

The site is not a listed building, nor are there any within the vicinity.

## Relevant Planning History

### No.65 Chetwynd Road (application site)

**8401972** - Refurbishment and two storey rear extension including bathroom facilities and office ancillary to shop at 65 Chetwynd Road and patio for flats as shown on drawing no. 65/2 - **Granted 20/03/1985**

**8802204** - Change of use of the rear ground and 1st floor area from retail and ancillary uses to a 1 bedroom flat as shown drawing no`s.BC2 and 1 un-numbered drawing. - **Granted 18/07/1988**

**9003565** - Change of use of ground floor from retail to veterinary surgery as shown on drawing no. 587/01. - **Granted 19/02/1991**

### No.65-67 Chetwynd Road

**2017/3898/P** - Installation of air conditioning unit and acoustic enclosure (part retrospective) - **Granted with warning of enforcement action 08/08/2018**

### No.32 Chetwynd Road

**2017/0031/P** - Erection of a rear dormer roof extension - **Refused 01/03/2017, appeal dismissed ref: APP/X5210/W/17/3173765 31/07/2017**

### No. 37 Chetwynd Road

**2010/6324/P** - Erection of rear roof dormer and 2 front rooflights in association with creation of additional habitable accommodation in attic for 2nd floor flat (Class C3) - **Granted 31/01/2011**

### No. 61 Chetwynd Road

**PEX0100909** - Conversion of the upper floors to provide two self-contained flats (1 x 2 bedroom and 1 x 1 bedroom units) together with the creation of a dormer window in the rear roof slope and enlargement of the rear window. As shown on drawing numbers: Location plan (scale 1:1250), CSC/S 01, CSC/P11 and A3 size photograph sheets. - **Refused 30/07/2002, appeal allowed APP/X520/A/03/1108098 24/06/2003**

### No. 41 Twisden Road Chetwynd Road

**2015/2088/P** - Erection of rear dormer to existing single family dwelling (class C3) - **Refused**

## Relevant policies

### National Planning Policy Framework (2019)

### London Plan (2016)

### Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

### Dartmouth Park Conservation Area Appraisal and Management Strategy (2009)

### Dartmouth Park Neighbourhood Plan (Draft - 2019)

## Assessment

### 1. The proposal

1.1. This application seeks planning permission for the following works:

- Erection of 2 x dormer roof extensions measuring 1.5m (W) x 1.8m (H) x 3.3m (L). The dormers would be set in from the sides of the roof, set down from the ridge by 300mm and up from the eaves by 200mm. The dormers would be finished in materials to match the existing, with white painted timber framed sliding sash windows.

### 2. Revisions

2.1. The following revisions were received during the course of the application:

- Formation of two smaller separate dormers rather than one large dormer as was originally proposed (5.2m (W) x 2.2m (H) x 3.4m (L)).
- Various clarifications on the plans (both existing and proposed) such as including neighbouring addresses and existing architectural details on the plans.

### 3. Conservation and design

3.1. Local Plan Policy D1 states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character and preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

3.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

- 3.3. The application site is located within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.
- 3.4. The Dartmouth Park Conservation Area Appraisal and Management Plan states: *“High quality design, appropriate scale, form and materials and high quality execution will be required of all new development”*. It continues to raise concern re. unsympathetic alterations at roof level, even at the rear as these are often as visible at the front elevations given the topography of the area.
- 3.5. The Dartmouth Park Conservation Area Appraisal and Management Plan further states that: *“Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.”* It notes the importance of roofslopes specifically within this part of the conservation area and preserving their special importance.
- 3.6. CPG Altering and extending your home states that *“roof dormers should be designed sensitively so they do not dominate the roof plane, and requires them not to be introduced on an otherwise unbroken terrace of roofs”*. It further requires dormers to relate to the floors below with appropriately detailed windows and cheeks, with an appropriate material finish which complements the building and townscape.
- 3.7. In determining this application it is noted that roof alterations exist in the area, with four of the run of 9 adjoining properties within this stretch of the terrace at nos. 47, 51, 57 & 61 having rear roof additions (though it is acknowledged that only no.61 has a planning history (allowed at appeal ref: PEX0100909 refused 30/07/2002, appeal allowed APP/X520/A/03/1108098 dated 24/06/2003)).
- 3.8. Whilst each application is determined on its own planning merits, it is noted that further along Chetwynd Road at no.32 (opposite side of the road) an application for a roof extension was refused by the Council, and dismissed at appeal (ref: 2017/0031/P dated 01/03/2017, appeal ref: APP/X5210/W/17/3173765 dated 31/07/2017). The application site differs from that dismissed in a number of ways, namely: No.32 finishes in line with the ridge of the roof, it is in a long run of terraced properties with largely unbroken roofs, the terrace is uniform, as is the roofscape, and the incorporation of 2no. four pane windows was noted at appeal as appearing *‘as a relatively wide addition and would dominate the roofslope’*. The proposal made here has a reduction from the ridge of the roof (albeit 300mm rather than the recommended 500mm), the terrace is broken with 4 existing dormers within this run of 9 properties, there is an existing sloped roof extension directly adjacent to the proposed site (which also obscures views of the application site from York Rise), the terrace is not uniform (particularly in this cluster of houses at the end of the street) with a number of additions and alterations, and the dormers have been designed to align with the windows below, are single windows to each of the dormers, and are a sympathetic design.
- 3.9. It is further noted that a dormer was consented at no.41 Twisden Road (ref: 2015/2088/P dated 26/05/2015, appeal allowed ref: APP/X5210/D/15/3132754 dated 17/11/2015), and permission was granted for a less sensitively designed dormer than that proposed here at no.37 (ref: 2010/6324/P dated 31/01/2011).
- 3.10. Whilst each case is determined on its own planning merits, the history of site and surrounding area (including appeal decisions) nonetheless provides some context and is a material consideration in the determination of this application.
- 3.11. The proposed dormers would be suitably scaled and sited within the existing roof and

would not serve to dominate the roof slope. Given the shallow pitch and design constraints of the roof, the proposed dormers would be set down 300mm from the ridge of the roof. Whilst typically a set down of 500mm would be sought in accordance with CPG *Altering and extending your home*, given the scale of the roof and the modestly proportioned proposed dormers, a 300mm set down is considered to be acceptable in this instance.

- 3.12. It is noted that the dormers would have some visibility from the rear of the property at the entrance to Bellgate Mews. Views from York Rise would be limited, and the addition would not be immediately visible from here. The importance of roof slopes within this section of the conservation area is documented within the Dartmouth Park Conservation Area Appraisal and Management Strategy (2009); however, given their overall siting, scale, detailed design and material finish, the dormers, whilst visible, would not serve to result in harm to these views. It is further noted that views from the Mews would be against a backdrop of the neighbouring properties which similarly have rear facing dormers. The addition proposed by reason of the context and siting, scale, design and material finish would not serve to cause harm to these views.
- 3.13. The dormers would have an appropriate siting, scale and design and would not serve to cause harm to the character and appearance of the host property (which is noted as a positive contributor) nor to the terrace or wider conservation area, particularly given the existing rear dormer extension to the neighbouring property at No.61.
- 3.14. The fenestration alterations are considered to be acceptable whereby they have been sensitively designed to complement the existing character and fabric of the property. The proposed replacement rear double doors would not be visible from public views and are considered acceptable in design terms.
- 3.15. Given the unique context of this property, notably being within a run of properties with altered roofs, being in a small cluster of properties with a different design and roofscape to the surrounding area, limited public views, coupled with the appropriate design of the proposed dormers (described above), in this unusual instance, the proposed dormers are considered to be acceptable.
- 3.16. The overall proposal is considered to have a neutral impact upon the property and surrounding conservation area, and would not constitute harm to its character or appearance. As such, the proposal is considered to comply with policies D1 and D2 of Camden's Local Plan.
- 3.17. The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

#### **4. Impact on Neighbour Amenity**

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. Given the siting, scale and design of the proposed additions (being contained entirely within the roof of the existing building), they are considered not to unduly impact on the residential amenities of neighbouring occupants in terms of loss of light and outlook. Furthermore, the

proposed dormers would share the same outlook as the existing rear windows at the site and would not exacerbate current levels of overlooking as result.

4.3. Given the above, the proposal is considered not to result in harm to neighbouring amenity in compliance with policy A1 of the Local Plan.

**Recommendation:**

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 2<sup>nd</sup> September 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/1930/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 27 August 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Berkshire

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 1st and 2nd Floor**  
**65 Chetwynd Road**  
**London**  
**NW5 1BX**

# DECISION

Proposal: Erection of dormer window roof extensions to rear roof slope; replacement of front and rear fenestrations to match existing; installation of rear facing patio doors following removal of existing patio doors.

Drawing Nos: CRT/EX/101, CRT/EX/102, CRT/EX/103, CRT/EX/200\_Rev.A, CRT/EX/201, CRT/EX/300, CRT/EX/301, CRT/EX/400, CRT/EX/401, CRT/EX/500, CRT/PL/103\_Rev.D, CRT/PL/104\_Rev.C, CRT/PL/201\_Rev.D, CRT/PL/300\_Rev.C, CRT/PL/301\_Rev.C, & CRT/PL/402\_Rev.C

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 policies 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: CRT/EX/101, CRT/EX/102, CRT/EX/103, CRT/EX/200\_Rev.A, CRT/EX/201, CRT/EX/300, CRT/EX/301, CRT/EX/400, CRT/EX/401, CRT/EX/500, CRT/PL/103\_Rev.D, CRT/PL/104\_Rev.C, CRT/PL/201\_Rev.D, CRT/PL/300\_Rev.C, CRT/PL/301\_Rev.C, & CRT/PL/402\_Rev.C.

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

**DRAFT**

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Regeneration and Planning

**DRAFT**

**DECISION**