

Delegated Report		Analysis sheet		Expiry Date:		14/10/2019	
		N/A		Consultation Expiry Date:		06/10/2019	
Officer				Application Number(s)			
Nathaniel Young				2019/4242/P			
Application Address				Drawing Numbers			
41 Dartmouth Park Road London NW5 1SU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear dormer window and installation of a front rooflight.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder					
Conditions or Reasons for Refusal:		See Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	02	No. of objections	02		
Summary of consultation responses:		<p>Site notice: displayed from 11/09/2019 Press notice: published on 12/09/2019</p> <p>One objection comment was received from the occupiers of an unknown address within Bellgate Mews to the rear of the site raising the following concerns:</p> <ol style="list-style-type: none"> 1. Design unacceptable, would significantly disrupt roofline 2. Loss of privacy 3. Large window would cause harmful reflection of light <p><u>Officer comment</u></p> <ol style="list-style-type: none"> 1. See section 2.2 (Design and Conservation) of this report. 2. See section 2.3 (Residential Amenity) of this report. 3. See section 2.3 (Residential Amenity) of this report. 					

**Dartmouth Park
CAAC**

Objection. Proposal disturbs the roofline both front and back.

Officer comment

See section 2.2 (Design and Conservation) of this report.

Site Description

The application site is 41 Dartmouth Park Road, a four-storey mid-terrace single family dwellinghouse (Class C3) situated on the southern side of Dartmouth Park Road.

The application building is located within the Dartmouth Park Conservation Area, it is not listed but is identified as making a positive contribution to the character of the conservation area. The application property is also located within the Dartmouth Park Neighbourhood Plan Area and would be subject to the relevant Neighbourhood Plan policies and considerations.

Relevant History

Site

None

No. 29 Dartmouth Park Road

2016/2354/P: Erection of lower ground floor rear extension with associated balcony at upper ground floor level, rear dormer extension, side and front rooflights, alterations to fenestration, front store/boiler room at lower ground floor level with planting above and reinstatement of front boundary wall/railings. Approved 01.07.2016.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Draft New London Plan showing Minor Suggested Changes (13 August 2018)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Dartmouth Park Neighbourhood Plan 2019 (Referendum version)*

DC3 Requirement for good design

DC4 Small residential extensions

Camden Planning Guidance (CPG)

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

*The Dartmouth Park Neighbourhood Plan has reached the referendum stage of preparation, the Council has agreed to accept all of the external examiner's recommendations and the plan will proceed

to a referendum. As such, in accordance with paragraph 48 of the revised NPPF, substantial weight may be given to the emerging neighbourhood plan in decision making.

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for:

- Erection of 1 x rear dormer window measuring 3.15m (d) x 3.85m (w) x 1.95m (h)
- Installation of 1 x front rooflight measuring 0.81m (w) x 0.58 (h)

2.0 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Residential Amenity

2.2 Design and Conservation

2.2.1 Camden Local Plan Policies D1 (Design) and D2 (Heritage) and Dartmouth Park Neighbourhood Plan Policies DC3 (Requirement for good design) and DC4 (Small residential extensions) are aimed at achieving the highest standard of design in all developments. Camden Local Plan Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Camden Local Plan Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Dartmouth Park Neighbourhood Plan Policy DC3 requires that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context; in Dartmouth Park good design involves relating developments to the urban landscape value of the street setting, including respecting the established orientation and grain of existing development, and also ensuring that any extensions or modifications to existing buildings are subordinate to the existing development and in keeping with its setting, including the relationship to any adjoining properties. Dartmouth Park Neighbourhood Plan Policy DC4 supports proposal for small residential extensions, where in the case of roof dormers, respects the existing roof form in terms of design, scale, materials and detail and is restricted to the rear except where it is part of the established part of the local character.

2.2.3 CPG Altering and Extending your Home states that a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene. The guidance goes on to specify that development which disrupts a terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions would be unacceptable.

2.2.4 The design of the proposed rear dormer extension is considered to be unacceptable. The proposed dormer would measure 3.15m (d) x 3.85m (w) x 1.95 (h) and would be erected upon a shallow pitched roof. This is considered to result in an overly large and bulky addition which would dominate the rear roofslope leaving an unacceptably small proportion of the original roofslope unimpaired by development.

2.2.5 The proposed dormer would be located within a largely unbroken roofscape, disrupting the relatively well-preserved continuity which exists on Dartmouth Park Road west of York Rise. On the southern side of the road, the property forms part of an almost entirely unbroken roofscape of sixteen properties, with the exception of No. 29 which is at the far end of the road. Officers note that a rear dormer was approved at No. 29 under application reference 2016/2354/P, however, this is not

considered to set a precedent as an acceptable form of development at the subject site. In terms of design, the proposed dormer is significantly larger in terms of bulk and mass and would be a more dominant addition. It would be positioned in a significantly more visible location within the Dartmouth Park Conservation Area and would be visible from the public realm in views from along York Rise and within Bellgate Mews. It should also be noted that the application at No. 29 (ref: 2016/2354/P) was determined prior to the agreement of the referendum version of the Dartmouth Park Neighbourhood Plan which brings new material considerations in the assessment of the design of residential extensions in the local area.

2.2.6 On the northern side of the road, opposite the subject site, there is another row of sixteen consecutive properties with an entirely unbroken roofscape, with the exception of No. 40. Officers note that No. 40 contains an overly dominant rear dormer which does not appear to have been granted permission, and as such, does not set a precedent as an acceptable form of development.

2.2.7 The proposal also involves the installation of a rooflight to the front roofslope. This is considered to be undesirable as it would disrupt the uniformity of the well-preserved, largely unimpaired front roof slopes which positively contribute to the character and appearance of this part of Dartmouth Park Road. However, this element of the proposal, while undesirable, would be permitted development and therefore it is considered that it would be unreasonable to refuse.

2.2.8 Para 196 of the NPPF (2018) states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. The proposal would result in 'less than substantial harm' to the character, appearance and historic interest of the conservation area as well as to the host property. The addition of a bedroom to the existing property does not contribute sufficient public benefit to outweigh the less than substantial harm to the conservation area. 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 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.

2.2.9 The proposed roof extension and alterations, by reason of their siting, size and design, represent an overly dominant and incongruous addition which would disrupt the uniformity of the well-preserved and unimpaired roofscape typical of the local roofscape. As such, particularly given their prominence and public visibility within the conservation area, the proposal would cause unjustified harm to the character and appearance of the subject property, terrace grouping, and surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan (2017), policies DC3 and DC4 of the Referendum version of the Dartmouth Neighbourhood Plan (2019), the London Plan (2016), and the NPPF (2019).

2.3 Residential Amenity

2.3.1 Local Plan Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

2.3.2 In terms of light and outlook, the proposed development is not considered to cause undue harm. It would be no higher than existing roof ridge, contained within the existing roofslope and would not be in close proximity to any neighbouring habitable windows given its roof level siting.

2.3.3 In terms of privacy and overlooking, the proposed development is not considered to cause undue harm. No new views would be afforded into neighbouring habitable windows beyond what has been established by existing upper floor fenestration. Additionally the rear dormer window would be approximately 26 metres from the nearest habitable windows to the rear of the site on the front elevations of Nos. 1 and 2 Bellgate Mews which is considered an acceptable distance to ensure there

would be no undue loss of privacy.

2.3.4 In response to the objection comment received, the potential reflection of light off the glass of the rear dormer window is not considered to cause enough harm to warrant refusal on the grounds of residential amenity impact.

3.0 Recommendation

3.1 Refuse permission