

Delegated Report		Analysis sheet	Expiry Date:	24/06/2019
		N/A / attached	Consultation Expiry Date:	11/08/2019
Officer			Application Number(s)	
Elaine Quigley			2019/2274/P	
Application Address			Drawing Numbers	
58 Twisden Road London NW5 1DN			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear dormer extension and installation of two rooflights in front roofslope				
Recommendation(s):		Refuse planning permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:	A site notice was displayed on 31/05/2019 (expired on 24/06/2019) and a press notice was advertised on 18/07/2019 (expired on 11/08/2019). No correspondence was received from local residents following the statutory consultation process.				
Dartmouth Park CAAC	<p><u>Dartmouth Park Conservation Area Advisory Committee (CAAC) - objects</u></p> <p><i>Despite the applicant's assurances in the statement's conclusion that the insertion of a dormer would be acceptable in its context, it clearly would have a harmful visual impact on the integrity of the attractive roofline of this terrace; Nos 16-62, a row of identical terraced houses, are mainly unspoiled bar two similar pre-CA (1992 designation). Note refusal for dormers at No 40 (2005/0101/P), and the Appeal refusal comments for roof alterations at Nos 28 & 30 (APP/X5210/A/03/1126342). Nos 64-74 are an entirely different house type with one full width historic roof extension at No 72 (pre-CA - for which there are no records).</i></p> <p><i>The DPCAAMS (The Appraisal) 'Roof alterations and Extensions' states that these pre-CA designation do not form a precedent and are also listed under Negative Features in Sub Area 2. Harmful insertions to the roofscape were an important reason in seeking CA designation. Due to the Dartmouth Park topography this roofscape is not only seen from the public realm but looked down upon by properties from the rising slope up to the Hampstead and Highgate Ridge.</i></p> <p><i>The proposal fails to comply with Camden Local Plan (CLP) Design and Heritage 7.2 Local context and character. Twisden Road has 'an exceptionally well-preserved street and roof line exhibiting a pleasing sense of unity' (The Appraisal). The visual material submitted (drwgs and photos) is misleading as it does not show the complete relevant roofscape context of Nos 16-62, which remains mainly unaltered. Adjacent No 60 (pre-CA) was unauthorized, and No 52 dates from 1980 (pre-CA). Importantly, the rear elevations of this part of Twisden Road form the significant visual backdrop to the setting of the 1930s York Rise Estate, which is afforded a special entry in The Appraisal. This is an important part of the townscape, and interestingly the Twisden Road rear elevations are also seen by travellers from the railway line.</i></p> <p><i>The roof spaces of Nos 16-62 are extremely shallow (see The Appraisal 'Roof alterations and extensions' and Appeal refusal Nos 28 & 30, see above) and non-compliant with habitable space - see also CLP Design and Heritage 7.32/33. The dormer height proposed, to maximize internal head height, is, in any event, non-compliant with CPG (March 2019) Altering and Extending your Home fig 3b showing 0.5m drop below ridge.</i></p> <p><i>The applicant's growing young family is not a material planning consideration. Fortunately, the Dartmouth Park area is well provided with a variety of house sizes for families to be able to stay in the neighbourhood.</i></p> <p><i>If any rooflights are required (under PD) to light non-habitable space, could the Council recommend that these are of conservation roof type set with minimum protrusion within the roof profile.</i></p>				

Site Description

The application property is a two storey terraced house with a pitched roof which has one rooflight in the rear roofslope. The property, like the other properties in the terrace, has a two storey rear extension.

The front of the property is largely unaltered. The pitched tiled roof has not been altered. At the rear the building also retains red brick walls, timber sash windows and tiled roof.

The property is not listed. It is within the Dartmouth Park Conservation Area and falls within the Dartmouth Park Neighbourhood Forum area.

Rooftop extensions have been undertaken at neighbouring properties within the terrace, including modest, tiled dormers with timber sash windows and incongruous brick dormer extensions with varying non-matching window sizes and styles. Several neighbouring houses have rooflights in their front roof slopes.

Relevant History

Application site

There are no relevant previous planning applications at the site.

Neighbouring properties

2008/1326/P - Planning permission was **refused** on the 09/05/2008 for the 'Erection of replacement dormer roof extension to the rear of dwellinghouse' at no.60 Twisden Road.

2013/1028/P - Planning permission was **refused** on the 29/04/2013 for the 'The erection of a mansard roof extension, including the installation of two dormer windows in the rear elevation of the proposed extension, and the installation of 2x velux rooflights on the front roof slope in connection with existing use as a residential flat (Class C3) at no.66c Twisden Road. A subsequent appeal was **dismissed**.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016 and Draft London Plan 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Draft Dartmouth Park Neighbourhood Plan (referendum version) 2019

Policy DC1 Enhancing the sense of place

Policy DC3 Requirement for good design

Policy DC4 Small residential extensions

Camden Planning Guidance

CPG Design (March 2019) (Paras 3.35 – 3.44)

CPG Amenity (March 2018)

CPG Altering and extending your home (March 2019) (Paras. 4.2 - 4.5)

Dartmouth Park Conservation Area Appraisal and Management Plan 2009

Assessment

1.0 PROPOSAL

1.1 Permission is sought for the erection of a rear dormer extension to the rear main roof slope and the installation of two rooflights in the front roof slope. The extension would provide a new double bedroom and shower/toilet. The dormer extension would have a width of 4m, a depth of 2.25m and a height of 1.5m. It would have three 1.2m x 1.2m metal framed windows. The two rooflights which would be inserted in the front roof slope would be 600mm x 800mm. They would be positioned each side of the front gable and they would be 200mm below the ridge of the roof

2.0 ASSESSMENT

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity of neighbouring residential occupants

Design and Conservation

2.2 The relevant policies and advice on the design and appearance of the proposals and the effects on the character and appearance of the Dartmouth Park Conservation Area are DC2 and DC3 of the Draft Dartmouth Park Neighbourhood Plan, the section on dormer windows in the Camden Planning Guidance 'Altering and extending your home' and policies D1 and D2 of the Camden Local Plan.

2.3 Policy DC2 of the Draft Dartmouth Park Neighbourhood Plan requires extensions to buildings to 'preserve or enhance the character or appearance of the Conservation Area'.

2.4 Policy DC3 of the Draft Dartmouth Park Neighbourhood Plan requires developments to respond and integrate with local surroundings. The Plan advises that 'in Dartmouth Park good design means ensuring that any extensions are in keeping with the setting and use good quality materials to complement the existing palette of materials used within the immediate area.'

2.5 Policy D1 of the Camden Local Plan requires development to respect local context and character and policy D2 requires development within Conservation Areas to preserve, or where possible, enhance the character or appearance of the area.

2.6 Paragraphs 4.2 – 4.5 of CPG 'Altering and extending your home' offer clear advice on the circumstances under which roof additions/dormer windows should proceed. The site would not conflict with the broad parameters for a rooftop addition under para 4.2. In particular the site does not lie in a 'complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions'. Consequently, if it were appropriately designed, a sensitive rooftop addition may be accepted in this location.

2.7 Notwithstanding the above para 4.4 of 'Dormer windows' of the 'Altering and extending your home' CPG requires roof dormers to be sensitively designed and clear advice is given on the composition of dormer windows and details such as the form and size and materials of windows. 4.4 b. advises 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 as well as from the party wall and eaves to maintain an adequate separation.

2.8 The siting, design and appearance of the proposed rear dormer extension would result in an inappropriate addition to the building which would detract significantly from the style and character of the original building and the Dartmouth Park Conservation Area.

2.9 With respect to Twisden Road, the Council's Dartmouth Park Conservation Area Appraisal notes: *'An exceptionally well preserved street and roofline, exhibiting a pleasing sense of unity. The houses are predominantly two storeys, in stock brick with rusticated red brick quoins, roofed in slate with plain grey ridge tiles. The roofscape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate; there are long and clear views of the rear of Nos. 16-72 (even)'*. The original character of these properties, including their roofscape, as well as their group value therefore contributes towards the significance of the conservation area.

2.10 The rear dormer extension, due to its siting less than 500mm below the ridge and party wall with no. 56, would harm the character and appearance of the roof of the building. It would appear as a disproportionate addition that would overwhelm the rear roof slope. Additionally, the size, appearance and materials of the proposed black painted metal windows would also appear incongruous and harmfully contrast against the

traditional, Victorian appearance of the building and the character of the Conservation Area. These elements would act to erode the group character of the terrace, harming its significance / contribution towards the character of the conservation area and failing to preserve its special character.

2.11 It is acknowledged that there are rear dormer extensions nearby within the terrace which do not exhibit the features which the Council seek in roof extensions in the Dartmouth Park Conservation Area. Examples are at nos. 56, 60 and 72 Twisden Road. However these represent exceptions and they should not be taken as a justification for allowing similar proposals at other properties in the area. Additionally they pre-date the relevant current planning policies and advice (discussed in paras. 6.1 – 6.6 above) and they would not be considered to comply with the relevant current policies and advice which are contained within the Dartmouth Park Conservation Area Appraisal and Management Plan 2009, the Draft Dartmouth Park Neighbourhood Plan, Camden Planning Guidance 2019 or the Camden Local Plan 2017.

2.12 Examples of more appropriately sized and designed dormers can be viewed at 66 Twisden Road (planning permission 2014/2815/P for 'Erection of rear dormer window and five rooflights' granted on 22/07/2014). Prior to determination, officers advised of the above assessment and invited revisions to reduce the scale of the dormer and amend its design. Whilst discussions were held, no appropriately revised amended plans were forthcoming and the applicants requested that the application was determined based upon the initial set.

2.13 The proposal also includes the formation of two new rooflights in the front roof slope. Given the presence of similar rooflights within the front roof slopes of several other buildings in the terrace it is not considered that these would cause any harm to the character and appearance of the Conservation Area. A condition to require the installation and retention of conservation rooflights would be appropriate.

Amenity of neighbouring residential occupants

2.14 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook.

2.15 The size, scale and siting of the proposed dormer roof extension would not cause any significant loss of light or outlook to any neighbouring properties surrounding the site. Set back from the rear elevation of the main building and only projecting 2.25m in depth (with a height of 1.5m) the rear dormer extension would not result in any significant overshadowing or overlooking of any neighbouring rooms or gardens. The front rooflights, also, would not result in any overlooking or any overshadowing of any neighbouring rooms or gardens.

Recommendation

2.16 The siting, design and appearance of the proposed rear dormer extension would result in an inappropriate addition to the building which would detract from the form, style and character of the original building and would fail to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area contrary to policies D1 and D2 of the Camden Local Plan, policies DC2 and DC3 of the Draft Dartmouth Park Neighbourhood Plan and the Camden Planning Guidance 'Altering and extending your home'.

The rear dormer window proposed, by virtue of its excessive scale and inappropriate design, would result in an addition to the building which would detract from the form, style and character of the original building and would fail to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area contrary to policies D1 and D2 of the Camden Local Plan, policies DC2 and DC3 of the Draft Dartmouth Park Neighbourhood Plan and the Camden Planning Guidance 'Altering and extending your home'.

REFUSE PLANNING PERMISSION