

Delegated Report		Analysis sheet		Expiry Date:		17/12/2019	
		N/A		Consultation Expiry Date:		23/12/2019	
Officer				Application Number(s)			
Obote Hope				2019/5380/P			
Application Address				Drawing Numbers			
Flat D, 2nd And 3rd Floor 160 Iverson Road London NW6 2HH				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Enlargement of existing rear dormer extension.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full planning permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses No. electronic		00 00		No. of objections	
						00	
Summary of consultation responses:		Site notice: displayed from 29/11/2019 – 23/12/2019 No comments received from neighbouring residents.					
CAACs/Local Groups		No comments received.					

Site Description

The application site is a 3-storey terraced property on the south side of Iverson Road close to the junction with Medley Road. The property forms part of a group of uniform terraces built in the 1900s. The property has a traditional appearance with a dormer to the front roofslope. The property is located within a residential area, with mainly large houses converted into self-contained dwellings. The property is not listed, nor located within a Conservation Area.

Relevant History

Application Site

2017/3258/P – Erection of screening and use of upper ground floor flat roof space as roof terrace. Refused 17/05/2018.

Reason for refusal:

The proposed roof terrace and associated privacy screen, by reason of the screens' scale, height, materials, and siting at first floor level, would appear as incongruous and unsightly additions adversely impacting on the amenities and views from neighbouring properties and the adjoining street, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016.

2016/6650/P - Granted on 22/02/2017 for Creation of second floor roof terrace to the rear of the existing house (Class C3).

2015/4502/P – Enlargement of front lightwell and rear lower-ground floor extension, replacement of pitched roof with flat roof to rear wing, rear dormer extension, replacement front dormer and replacement of rear windows with doors at raised ground and first floor level all associated with conversion of existing house into four self-contained units (3x 2Bed flat, 1 studio flat) (Retrospective). Granted Subject to a Section 106 Legal Agreement on 02/06/2016.

2013/6900/P - Conversion into 3 flats (1 x 1bedroom, 2 x 2-bedroom) including rear extension at ground floor level, partial excavation of basement and formation of new lightwell, and alterations to rear dormer. Granted subject to section 106 agreement on 24/02/2014.

Other relevant sites

No 158 Iverson Road

2015/4837/P – Planning permission granted on 07/01/2016 for the Change of use and works of conversion to form a self- contained maisonette on the ground/basement floors and a self-contained flat on each of the first second and attic floors including the formation of a new dormer to the rear and the construction of rear bays.

2016/3632/P – Planning permission granted 22/03/2017 for creation of basement level, including rear lightwell (retrospective). 3 for the change of use and works of conversion to provide one self-contained maisonette and two self-contained flats.

2017/1859/P – Conversion of single-family dwellinghouse into 2 flats (1 x 3 bed and 1 x 4 bed). Granted on 26/09/2017.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Draft London Plan 2018

The Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design (paragraphs 7.1, 7.2, 7.5, 7.6 and 7.9)

Camden Planning Guidance

CPG – Altering and Extending your home (paragraphs 4.4 and 4.5)

CPG6 - Amenity

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy A8 High quality design and a good standard of amenity

Assessment

1. Proposal

1.1 Planning permission is sought for the enlargement of an existing rear dormer roof extension.

1.2 The key considerations material to the determination of this application are summarised as follows:

- Design (the impact of the proposal on the character of the host property as well as that of the wider area);
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers).

2. Design and appearance

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Policy D1 of the Camden Local Plan 2017 (paragraph 7.2) aims to ensure that all developments, including alterations and extensions, respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building.

2.2 Furthermore, Camden Planning Guidance (CPG1: Design) states that dormer extensions should be subordinate and appear as small projections on the roof surface. Moreover, the SPG document states that dormer extensions should not be introduced to shallow-pitched roofs. The design guidance stipulates that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

2.3 The existing rear dormer at the site measures 2.0m in height, 1.3m in depth and 4.0m in width and is already considered to be on the boundaries of what would be considered acceptable in terms of its overall size. The proposed enlargement of the rear dormer would create a disproportionately large structure that would measure approximately 4.6m in width, 2.0m in height and 1.4m in depth, and would be constructed using black roof tiles with single ply roofing.

2.4 Furthermore, the enlarged dormer would adjoin the shared parapet wall with No.158 which would remove the existing gap between the parapet and side elevation of the dormer and disrupt the symmetry and proportions of the dormer and further harm its relationship with the host building and neighbouring properties. The proposals would therefore be contrary to the requirements of the Camden Local Plan and the FGWH Neighbourhood Plan, which stipulates that 'roof extensions should fit in with existing rooflines and be in keeping with existing development.

2.5 It is noted that the neighbouring property at no. 158 Iverson Road has an existing rear dormer that adjoins the parapet wall, similar to what is currently proposed. However, there is no evidence available to confirm that planning permission was granted for the roof extension and it is not considered appropriate justification for the current proposal. Moreover, Camden Planning Guidance (CPG) (paragraph 4.5) stipulates 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. Officers are therefore keen to avoid setting a unwanted precedent for inappropriately designed dormers along the existing terrace.

2.6 Figure 3b of CPG (Altering and extending your home) shows that dormers should be set back below the ridgeline, above the eaves and from both sides by a minimum of 500mm. This guidance has not been met by the proposal. The dormer extension would not be within 500mm minimum requirement as required by the CPG and would not maintain the required separation from the side walls, eaves and the roof ridge.

2.7 Having regard to the relevant Camden Local Plan 2017 and National Policies on design as well as the guidance in the CPG dormers/roof extensions should be in proportion to the scale of the roof and appearance of the property and not overwhelm it. The CPG also puts forward guidelines for a 'set in' from the edges of the roof. In this case, the proposed roof extension is overly large and imposing with elongated width and little 'set in'. Thus, the proposed dormer roof extension would be harmful to the integrity of the roof form due to its dominance on the rear roof slope and would be visible from Medley Road. Thus, the proposal by virtue of its form and scale would represent an incongruous addition that would be harmful to appearance of the host building and wider area.

3.0 Amenity

3.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration.

3.2 The roof extension is not considered harmful to the amenity of adjoining occupiers in terms of loss of light or outlook given its setting at upper roof level away from neighbouring windows. The installation of new windows and roof lights would not exacerbate levels of overlooking. As such, the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policy A1 of the Local Plan 2017.

4.0 Recommendation

4.1 Refuse planning permission