

Delegated Report		Analysis sheet	Expiry Date:	16/02/2020
		N/A	Consultation Expiry Date:	16/02/2020
Officer			Application Number(s)	
Josh Lawlor			2019/6120/P	
Application Address			Drawing Numbers	
50A Dennington Park Road London NW6 1BD			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a replacement dormer and one rooflight at rear, in connection with the 2nd floor attic flat (Class C3)				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>One site notice was displayed outside the site on Dennington Park Road and a second site notice was displayed on 15 Pandora Road. The site notices are displayed from the 23/01/2020 (expiring 16/02/2020)</p> <p>A press notice was advertised between 15/08/2019 - 08/09/2019</p> <p>No comments or objections were received.</p>					
Local Amenity Groups	<p>A letter was sent out to the Fortune Green & West Hampstead Neighbourhood Forum on 10/01/2020</p> <p>No comment was received</p>					

Site Description

The application site is comprised of a two storey with lower ground floor and loft mid terrace building. The building is in use as four flats with the application relating to the 2nd floor flat. The rear roof slope features a modestly sized rear dormer, which appears to be an original feature of the building, plus 3 rooflights.

The site is not located within a conservation area although is located within the Fortune Green and West Hampstead Neighbourhood Plan area.

Relevant History

Relevant Planning History:

2018/3674/P Erection of replacement dormer and rooflight at rear, in connection with the 2nd floor attic flat (Class C3) Granted 09/08/2019

Relevant policies

The National Planning Policy Framework 2019

London Plan 2019 (intended to publish)

Camden Local Plan 2017

- Policy D1 Design
- Policy D2 Heritage
- Policy A1 Managing the Impact of Development

Fortune Green and West Hampstead Neighbourhood Development Plan 2015

- Policy 2: Design & Character

Camden Planning Guidance (CPG)

- CPG Design (March 2019)
- CPG Altering and Extending your Home (March 2019)
- CPG Amenity (March 2018)

Assessment

1. Proposal

- 1.1. The proposed rear dormer window would have a width of 6m and height of 2.2m. The dormer would retain a 900mm separation from the roof ridge and 500mm separation from the eaves. The dormer's cheeks would have a 500mm separation with no.48 and 400mm separation with the chimney on the part wall of no.52. The windows would be timber framed and the dormer made of timber with a tiled roof. The 3 rooflights would be replaced by a slightly smaller one adjoining the ridge above the dormer.

2. Revisions

- 2.1. Officers advised that the proposed dormer would dominate the roof slope and that any increase on the scale of the previously approved dormer ref. 2018/3674/P would be unacceptable. The applicant wished to make minor amendments to the full width dormer which were accepted:

- The dormer has been revised to include a 500mm separation with the party wall of no.48 and a 400mm separation with the chimney on the party wall with no.52.

2.2. The minor reduction in the width of the rear dormer did not overcome concerns over the size and bulk of the dormer vis-à-vis the existing roof slope.

3. Assessment

The material consideration in the determination of this application relates to the impact of the proposed dormer on the character and appearance of the host building, and the wider area.

4. Design

- 4.1. Local Plan policy D1 outlines that the Council will seek to secure high quality design in all development and ensure development responds to local context. It also explains that the Council will resist development that would cause harm to the appearance of the area.
- 4.2. Policy 2 Design and Character of the Fortune Green and West Hampstead neighbourhood Plan states that all development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. Development proposals should make positive contributions to character of existing buildings and structures. Paragraph A14 of policy 2 states that roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building
- 4.3. CPG *Altering and Extending your Home* states that roof dormers should be designed sensitively so they do not dominate the roof plane. This means they should sit within the roof slope so that the overall structure of the existing roof form is maintained.
- 4.4. The guidance states that dormers should be appropriately designed and subordinate in size to the main roof and host building. Usually a 500mm gap is required between the dormer and the ridge as well as from the party wall and eaves to maintain an adequate separation. However this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. The guidance goes on to state that full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures. It is important to ensure the dormer cheeks (window surrounds) are no wider than the structure requires as this can give an overly dominant appearance.
- 4.5. The proposed dormer, while not covering the full width of the roof, is considered to be insubordinate to the roof of the building. The dormer would have a 400mm separation with the chimney on the party wall of no. 52 and a 500mm separation with the party wall shared with no.48. The dormer would not provide adequate separation with both party walls, eaves and ridge line and would appear as an overly-scaled and excessively wide roof addition that would detract from the appearance of the building and the character of the roofscape in the area.
- 4.6. The dormer windows, in number, form, scale and window pane size, should relate to the façade below and the surface area of the roof. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows

below. While the two windows would align with the façade below, one window would not; the windows also would not be subordinate to the windows below (hierarchy of windows). Generally the dormer appears very bulky as it is not fully glazed but has 3 small windows separated by large solid tiled panels, thus the design is unacceptable and visually not subordinate to the roof itself or building.

- 4.7. The reasons for granting permission for ref. 2018/3674/P stated *that ‘the scheme has been significantly revised following officer advice so the existing rear dormer replaced by a more appropriately sized one. Its size and design is now based on an example of a modern dormer at no.36 further along. The 4m wide flat roofed dormer is appropriately sized and located on the roofslope with 1m setbacks from all edges. It complies with CPG design guidance in terms of size, location and design and will not harm the overall appearance of the house at its rear. The rear roofscape of this terrace of properties has a variety of original and replacement dormers of different forms and mainly modest sizes, none of which appear to have any planning history. It is considered that the proposed dormer, albeit large, is well designed and proportioned in this context and will not harm the character of this roofscape.* It is considered that the approved dormer is the maximum scale of dormer that this roof can accommodate without the dormer appearing as an overly bulky and dominant addition.
- 4.8. The Design and Access statement references a number of prominent dormers in the area as justification for the scale of the proposed dormers. CPG Altering and extending your home state 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.’* The presence of existing harmful development is not justification for further harmful development. The dormers referenced within the D&A either have no recorded planning history or are permitted development and therefore not assessed on their impact on the character and appearance of a building. The photos of the dormers within the D&A Statement demonstrate what harm inappropriately scaled dormers can have on the form and appearance of a building.
- 4.9. The D&AS does reference two dormers which have recorded planning history:
1. 12 Dennington Park Road 2016/6127/P
 2. Flat B Holmdale Road 2007/1113/P
- 4.10. The scale of these two dormers is considerably less than that proposed at the application site. These dormers are subordinate additions that do not dominate the roofslope of the host building.
- 4.11. The position and size of the rear rooflight above the dormer, despite it being similar to an existing one, also creates a cramped appearance and adds additional clutter to the roof in the context of the overly-sized dormer. This is unacceptable in size and location.

5. Amenity

- 5.1. Policy A1 of the Local Plan states the Council will seek to ensure that the amenity of neighbours is protected from development. The factors the Council will consider the impact on daylight/sunlight, noise, overlooking, outlook, and artificial light levels (light spillage).
- 5.2. By virtue of its position on the roof, set back from the eaves, the proposed rear dormer windows would not cause any harm to neighbouring amenity in terms of loss of light,

outlook or privacy.

6. Recommendation

Refuse planning permission.