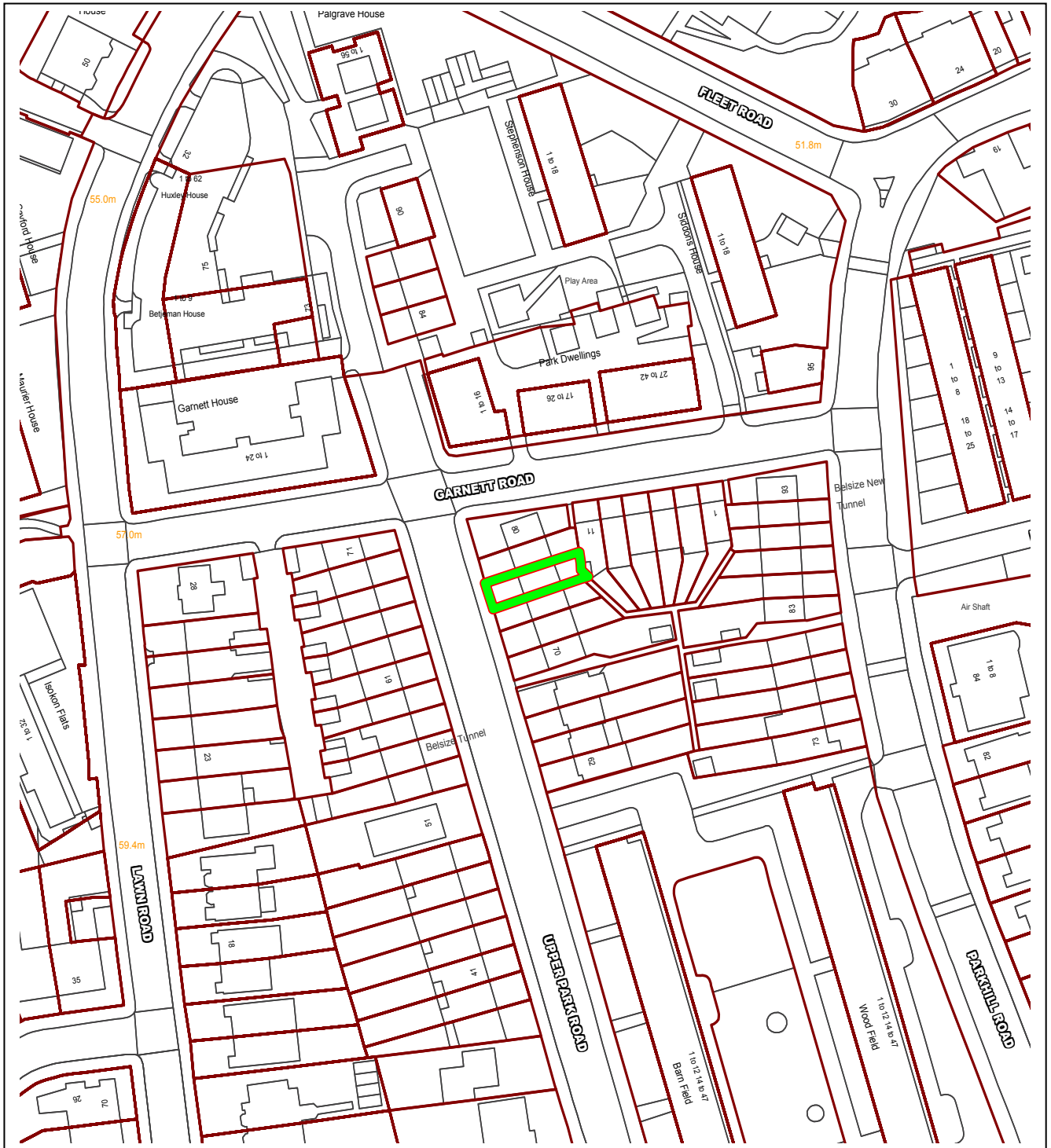
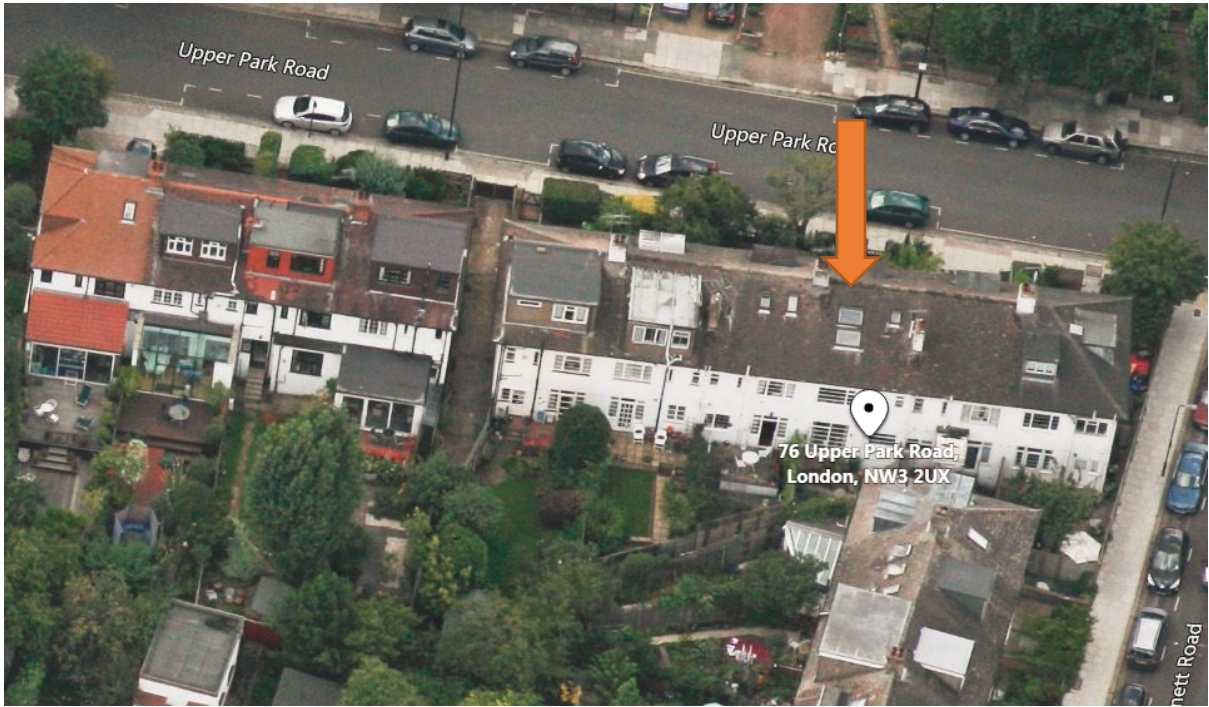


76 Upper Park Road, London, NW3 2UX



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Photos



1. Rear elevation



2. & 3. Rear Openings



4. View towards the right side



5. View towards left side



6. View towards rear of garden



7. View towards rear gardens



8. Aerial view of surrounding context

Delegated Report		Analysis sheet	Expiry Date:	05/11/2019
(Members Briefing)		N/A / attached	Consultation Expiry Date:	17/11/19
Officer			Application Number(s)	
Jaspreet Chana			2019/4598/P	
Application Address			Drawing Numbers	
76 Upper Park Road London NW3 2UX			<i>Refer to decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear dormer window and alterations to rear openings				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Two site notice(s) were displayed - one outside No.76 and one outside No.11 Garnett Road on 18/10/19 (consultation end date 11/11/19).</p> <p>The development was also advertised in the local press on the 24/10/19 (consultation end date 17/11/19).</p>			
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>1 objection was received from neighbouring residents:</p> <ul style="list-style-type: none"> We have no objection in principle to alterations to dormer windows, though we would point out that the proposed alteration to the front dormer window – 2019/4650/P – will raise the height above that of our dormer window, and would spoil the line in this conservation area. We are naturally concerned that the works might damage our property. In any case we are advised by surveyors that the proposals will affect party walls, and the applicant should be advised to give us the appropriate statutory notice in due course. <p><i>Officer's response:</i> Impacts of the front dormer window will be assessed within application 2019/4650/P. Party wall matters are civil matters and would need to be agreed with the applicants and resolved between both parties.</p>			
Belsize Society:	<p>The Belsize Society has objected to the proposal on the following grounds:</p> <ul style="list-style-type: none"> The width and the design of the proposed dormer is inappropriate for the design of the property. The size of the dormer is excessive, the fenestration incongruous with other fenestration on the property and the wide, tiled dormer cheeks poorly designed. <p><i>Officer's response:</i> It is noted from a recent site visit that the surrounding context of the site involves several dormer windows to the rear of properties of various size and design. Officers have asked the agents to reduce the size of the subject dormer window and change the window to incorporate horizontal bars to replicate the rear openings. The changes were made and are considered to overcome concerns raised by Belsize Society and therefore alleviate any potential design impact.</p>			

Site Description

The application site is a two storey single dwelling terrace house. It is located to the west side of Upper Park Road. The surrounding area is predominantly residential consisting of properties of similar design and size. The subject property falls within Park Hill Conservation Area, it is not listed and is not identified as a positive contributor to the area.

Relevant History

No.76 Upper Park Road –

2019/4650/P – Alterations to existing front dormer window – Pending decision

No. 78 Upper Park Road –

2011/3445/P - Erection of rear dormer window at existing dwellinghouse (Class C3) – Granted – 31/08/2011.

No. 64 Upper Park Road –

2006/0981/P – Erection of a single storey rear extension; dormer window to rear roofslope and 2x velux rooflights to front roofslope of single dwellinghouse (Class C3) – Granted – 10/04/2006.

No.1 Garnett Road –

2007/0321/P – Enlargement of existing side dormer and installation of new rear dormer to single family dwelling house (C3) – Granted – 19/03/2007.

2009/2344/P – Additions and alterations to include the erection of dormer windows on the side and rear roofslope and a new window on side elevation at first floor level to residential dwelling (Class C3) – Granted – 03/08/2009.

No.3 Garnett Road –

2008/3411/P – Erection of a rear dormer roof extension and erection of single-storey rear extension to replace existing, to single dwelling house (Class C3) – Granted – 30/09/2008.

No.11 Garnett Road –

2009/2344/P – Additions and alterations to include the erection of dormer windows on the side and rear roofslope and a new window on side elevation at first floor level to residential dwelling (Class C3) – Granted – 03/08/2009.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Intend to Publish London Plan (2019)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG – Design
- CPG – Altering and extending your home
- CPG – Amenity

Park Hill and Upper Park Conservation Area Appraisal and Management Plan (2011)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Erection of rear dormer window to measure: 3.8m wide, 1.9m in height and 2.9m depth.
- Alterations to rear openings involve windows/doors changing to double glazed within a metal frames with thin glazing bars

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by objectors. The revision made to the proposed scheme can be summarised as follows:

- Reduction of dormer window cheeks to now measure: 2.8m wide, 1.9m in height and 2.9m in depth.
- The glazing of the dormer window is changed to horizontal glazing bars

2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Park Hill and Upper Park Conservation Area
- The impact on neighbouring amenity

4. Design and Conservation

4.1. The Councils design policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Policy D1 requires extensions to consider the character setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. 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.

4.2. The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG Design states *'alterations to, or the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form'*, and further states that *'roof alterations are likely to be acceptable where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form'*.

4.3. It is clear from a recent site visit that front, side and rear dormer windows form part of the street scene and are of similar size and design on the road and surrounding houses.

4.4. The proposal would involve inserting a roof dormer window to the rear roof slope of the host dwelling. The revised dormer window would be considered proportionate in scale and would be appropriately set down and in from the ridgeline (1m and 1.1m up from the eaves level) and boundaries (left side 1.35m, right side 1.35m) of the roof and would be centrally placed. The dormer window would be of a simple box design with an integral rooflight and horizontal metal glazing bars which would be similar to other the existing window openings within the rear elevation and with other examples of dormer windows within the street. The dormer window would therefore be in keeping with character and appearance of the subject site and with the surrounding area.

4.5. The proposed alterations of the rear elevation would involve the rear windows/doors changing to double glazed with metal frames with thin glazing bars these would be similar to those existing on the rear elevation and therefore would be considered acceptable.

4.6. 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 (ERR) 2013.

4.7. Overall, the scale, bulk, design and use of materials of the proposals would be relative to that of the host building and the surrounding area and would not be harmful to the character appearance of the street scene or the Belsize Conservation Area. The proposal would therefore be in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

5. The impact on neighbouring amenity

5.1. Given the dormer window's location and modest size placed high on the roof it is not considered they would cause harm to the amenities of the neighbouring properties in regards to loss of light, outlook or privacy. The development is therefore considered to be in accordance with planning policies A1.

6. Conclusion

6.1. The proposal would be in keeping with the host building and the surrounding street scene and it would preserve the character and appearance of the Park Hill and Upper Park Conservation Area.

7. Recommendation

7.1. 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 Tuesday 14th April 2020, 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 and search for 'Members Briefing'.

Application ref: 2019/4598/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 11 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Detailed Planning Ltd
Unit 6
St Albans House
St Albans Lane
Golders Green
NW11 7QE
London

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**76 Upper Park Road
London
NW3 2UX**

DECISION

Proposal:

Erection of rear dormer window and alterations to rear openings
Drawing Nos: 1618GB_HH1: SH1, 1618GB_HH1: SH2 Rev B

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 policy 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: 1618GB_HH1: SH1, 1618GB_HH1: SH2 Rev C.

Reason:

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

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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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.
- 4 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