

Delegated Report		Analysis sheet		Expiry Date:		14/02/2020			
		N/A		Consultation Expiry Date:		16/02/2020			
Officer				Application Number(s)					
Nathaniel Young				2019/6346/P					
Application Address				Drawing Numbers					
32 Parliament Hill 2 nd Floor Flat London NW3 2TN				See decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal(s)									
Creation of terraces to the roof of existing rear dormers, accessed from third floor roof extension.									
Recommendation(s):		Refuse planning permission							
Application Type:		Full Planning Permission							
Conditions or Reasons for Refusal:		See Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		Site notice: displayed from 23/01/2020 Press notice: published on 23/01/2020 <i>No comments received.</i>							
CAAC/Local group comments:		Hampstead CAAC: Objection summarised as follows: -Balconies atop dormers should not be permitted as they exaggerate the relation of dormers to the roof slopes. -Examples given in the submission do not relate to this proposal – do not set a precedent. -Dormer roofs are not strong enough for balcony use – undesirable increase in mass to dormer roof would likely be required to facilitate proposal.							
Site Description									

The application site is a residential flat at 2nd and 3rd floor levels. The site is within a semi-detached property which forms a pair with its adjoining neighbour (number 34) on the east side of Parliament Hill. The attractive four storey plus lower ground level properties are examples of the 19th century Gothic Revival style and comprise front gables, ground floor bays, gabled front dormers and stucco surrounds.

Following planning permission 2014/2605/P and 2016/1514/P roof extensions have been added to the property to align with that in existence at no.34. The site is within the South Hill Park Conservation Area and the property is noted in the Conservation Area Statement as making a positive contribution to its character and appearance.

Relevant History

The relevant planning history for the site can be summarised as follows:

APP: 2016/1514/P

DATE: 14/06/2016

ADDRESS: Flat 2nd floor, 32 Parliament Hill

DESC.: Roof extension with rear sliding doors and a Juliet balcony and associated alterations to existing 2nd floor flat.

DEC: Granted

APP: 2014/2605/P

DATE: 16/06/2014

ADDRESS: Flat 2nd floor, 32 Parliament Hill

DESC.: Erection of a roof extension.

DEC: Granted

APP: 2010/3088/P

DATE: 09/08/2010

ADDRESS: Top Floor Flat, 32 Parliament Hill

DESC.: Erection of a roof extension to create an additional storey including two inverted rear dormers and insertion of 3 roof lights to front roof slope, in association with the enlargement of the top floor flat (Class C3).

DEC: Granted

APP: 2009/5399/P

DATE: 26/01/2010

ADDRESS: Top Floor Flat, 32 Parliament Hill

DESC.: Erection of a roof extension to create an additional storey including rear dormer and insertion of 3 rooflights to front roof slope, in association with the enlargement of the top floor flat (Class C3).

DEC: Refused

APP: 17603

DATE: 31/01/1974

ADDRESS: 32-34 Parliament Hill, NW3

DESC.: The railings on the roof at nos. 32-34 Parliament Hill, NW3 to provide additional living accommodation

at no. 34 and an additional (fourth) self-contained flat at no. 32.

DEC: Granted

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

New London Plan intended to publish 2020

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Hampstead Neighbourhood Plan 2018

DH1 Design

DH2 Conservation areas and listed buildings

Camden Planning Guidance (CPG)

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

South Hill Park Conservation Area Appraisal and Management Statement 2001

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the creation of two separate terraces on the two existing second storey rear dormers, accessed from the third storey.

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 Hampstead Neighbourhood Plan Policies DH1 (Design) and DH2 (Conservation areas and listed building) 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 Hampstead Neighbourhood Plan Policy DH1 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. Hampstead Neighbourhood Plan Policy DH2 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 terrace area provided at roof level should be set back behind the slope of a pitched roof or behind a parapet on a flat roof and should not result in overlooking of habitable rooms of adjacent properties.

2.2.4 The original roof of the host property has been significantly altered as a result of the recent approvals and this includes a larger, full width dormer at 3rd floor level. As set out in the previous officers report, this was considered acceptable owing to the previously unbalanced nature of the pair of semi-detached former dwellings as well as the fact that at 2nd floor level, the individual dormers would be well detailed and would help to obscure views to the larger dormer above. The rear roofslope of the property is prominent in a number of private views from surrounding properties as a result of local topography as well as from Nassington Road. As a result of the design approved under the previous permission, when viewed from street/ground level, the lower section of roof would remain legible and the two lower dormers would appear as subordinate additions.

2.2.5 The current proposal would involve erecting metal balustrades above the two existing second storey rear dormers and creating small terraces accessed from 3rd floor level. This is considered to be unacceptable as it would be an incongruous feature at an elevated level, it would undermine the legibility of the 2nd floor dormers and further erode the character and appearance of the host property. The dormer windows should remain subordinate and sympathetic additions to the roofslope, modest in size and free of unnecessary clutter. The proposal would create prominent visual clutter at an elevated level in the form of balustrades which would also be exacerbated by presence of objects and people on the terraces when in use.

2.2.6 With the exception of the neighbouring property, No. 34, the dormer windows of the terrace grouping remains unimpaired by balustrades atop their roofs. This is considered to be an important characteristic within the terrace grouping and wider conservation area. Officers note there are other terraces present at roof level, however, these were granted historically and are appropriately set back behind the slope of the pitched roof they are sited within in accordance with the Council's design CPG.

2.2.5 The proposal is not sympathetic to the original design and proportions of the host building, it fails to respect and preserve the legibility of the existing dormer windows and is out of keeping with the prevailing pattern of development present within the terrace grouping. The granting of the previous permission does not justify any further alteration or erosion of the character and appearance of the subject property or wider conservation area.

2.2.6 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 roof terraces 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.

2.2.7 The proposed roof terraces atop the rear dormers, by reason of their design represent an incongruous feature which would fail to preserve the legibility of the dormers and would unduly erode the original character and form of the host property. As such, the proposal would cause unjustified harm to the character and appearance of the subject property and surrounding conservation area contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan (2017), policies DH1 (Design) and DH2 (Conservation areas and listed building) of the Hampstead Neighbourhood Plan (2018), the London Plan (2016), the new London Plan intended to publish (2020), 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. Hampstead Neighbourhood Plan Policy DH1 also seeks to protect the privacy and amenity of neighbouring properties.

2.3.2 No significant loss of light or outlook and no significant noise or disturbance would be caused as a result of the development.

2.3.3 Officers consider that the proposed development would afford new views into neighbouring properties resulting in an unacceptable loss of privacy. Users of the new northernmost terrace would be able to stand on the terrace and look back into the 3rd floor rear windows of No. 34.

2.3.4 Given the above assessment, the proposal is considered to result in undue harm to the residential amenity of neighbouring occupiers, particularly regarding levels of overlooking and loss of privacy, thereby failing to comply with policy A1 of the Local Plan (2017) and policy DH1 of the Hampstead Neighbourhood Plan (2020).

3.0 Recommendation

3.1 Refuse permission