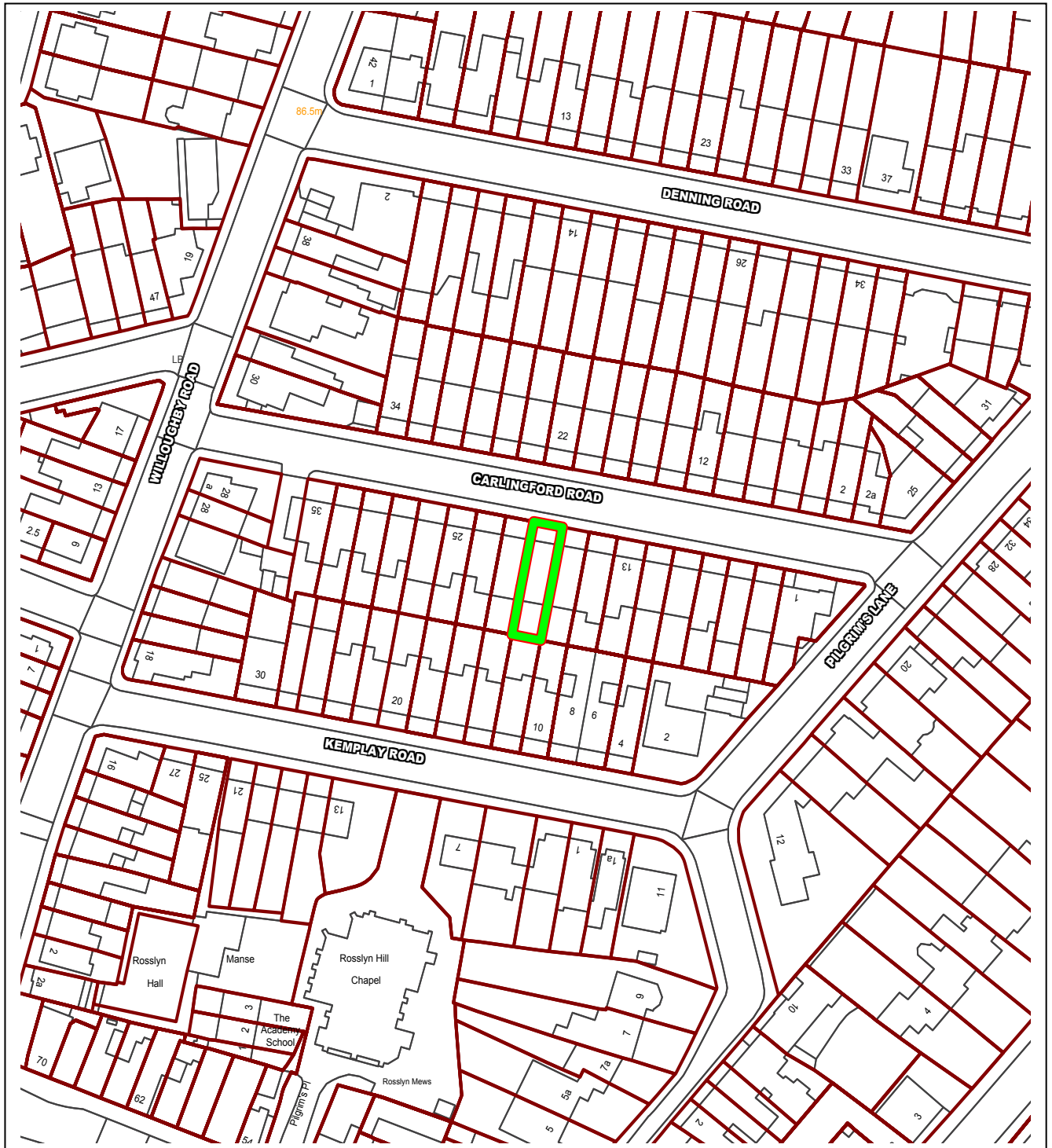


2020/1974/P 19 Carlingford Road



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Image 1. Front elevation



Image 2. Rear showing the existing rear dormer



Image 3. View from the existing rear dormer showing the properties to the rear on Kemplay Road.



Image 4. Front elevation

Delegated Report		Analysis sheet	Expiry Date:	30/06/2020
(Members Briefing)		N/A	Consultation Expiry Date:	05/07/2020
Officer			Application Number(s)	
Obote Hope			2020/1974/P	
Application Address			Drawing Numbers	
Flat 2nd And 3rd Floor 19 Carlingford Road London NW3 1RY			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a dormer window to the front roofslope and installation of replacement rear dormer window with metal balustrade to create a roof terrace				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The site notice(s) were displayed on 10/06/20 (consultation end date 04/07/20).</p> <p>The development was also advertised in the local press on the 11/06/20 (consultation end date 05/07/20).</p> <p>No responses were received from neighbouring residents</p>					
Hampstead Neighbourhood Forum	<p>The Hampstead Neighbourhood Forum object as follows:</p> <ul style="list-style-type: none"> • The application lacks the necessary details to evaluate the proposal (i.e. loft plan is not clear about the rear dormer and the proposal lacks a section plan with dimensions; • The proposal appears to be hastily drafted such as listed postcode as NW33 and labelling the rear of Dennington Park Road instead of Kemplay Road; • The example at number 21 is an example of a large dormer and should not be accepted; • The proposal would be contrary to Hampstead Neighbourhood Plan 2018; • Policy D1 of the Neighbourhood Plan states that development should respond positively to the existing rhythm, proportion, height, scale and massing. <p>Officer's response: The proposals have been revised to reduce the size of the front dormer window. Please see section 2 below.</p>					

Site Description

The application site comprises a five-storey (lower ground, ground, first, second and third floors) mid-terrace building located on the south side of Carlingford Road. The building has been converted into three flats, with a maisonette at second and third floors. This application relates solely to the second and third floor maisonette.

The application site is located within a predominantly residential area and situated within Hampstead Conservation Area. The building is not listed but it is identified within the Conservation Area Statement as making a positive contribution to the special character and appearance of the Conservation Area.

The site falls within the Hampstead Neighbourhood Plan Area.

Relevant History

Application site

N/A

Neighbouring site

21 Carlingford Road

2015/2952/P – Planning permission for the replacement of existing front and rear dormer extensions with new wider dormer windows. Widening of rear roof terrace. **Granted** planning permission on 15/09/2015.

2018/5844/P – Planning permission for alterations to glazing and balustrade design of approved replacement rear dormer extension granted planning permission ref 2015/2952/P dated 15.9.15. **Granted** planning permission on 05/04/2019.

Relevant policies

National Planning Policy Framework 2019

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 March 2019

- Chapter 2 (Design Excellence)
- Chapter 3 (Heritage)

CPG Altering and extending your home March 2019

- Chapter 4 (Dormer Windows)

CPG Amenity March 2018

- Chapter 2 (Overlooking)
- Chapter 3 (Daylight and Sunlight)

Hampstead Conservation Area Statement 2001

Hampstead Neighbourhood Plan 2018

- DH1 (Design)
- DH2 (Conservation areas and listed buildings)

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Replacement of the rear dormer with a new dormer with inset balcony and metal balustrade;
- Erection of a new front dormer roof extension;

1.2. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to overcome concerns raised by Officers. The revisions are summarised as follows:

- The front dormer extension was reduced in width by 900mm in width and 700mm in height and the windows have been revised from aluminum to timber to the front and rear;
- The rear balustrade has been revised from glass to metal, and;
- The Design and Access Statement was amended to discuss how the proposals relate to the host building in context with the surrounding streets.

1.3. 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 Hampstead Conservation Area
- The impact on neighbouring amenity

1.4 The Hampstead Neighbourhood Forum (NF) have commented that the documentation accompanying the application is not clear. It is considered that there is sufficient detail provided in the drawings to enable officers to be certain of the details of the proposals to make a full assessment. An updated DAS was submitted during the course of the application to amend the errors in the labelling of the site and its location and context.

2. Design and Conservation

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and 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. Camden's Local Plan is supported by CPG documents 'Design' and 'Altering and extending your home' and the Hampstead Conservation Area Statement.

2.2. Policy DH1 and DH2 of the Hampstead Neighbourhood Plan requires new development to maintain and enhance the historic street character of the immediate context through choice of façade materials, provision of setbacks and new proposal should relate to the scale, density, mass and detail of the local character and use the highest quality materials. All buildings should contribute positively to the public realm.

- 2.3. CPG guidance on “Alterations and extending your home” require dormer extensions to 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 and materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles.
- 2.4. In determining this application it is noted that front roof alterations exist in the area, with seven of the 12 adjoining properties within this section of the terrace at nos. 21, 23, 29, 33, 35 having front dormer roof additions. Therefore, the principle of the dormer extension is considered acceptable and whilst each case is determined on its own planning merits, the history of the surrounding area provides some context and is a material consideration in the determination of this application.
- 2.5. Concerns were raised regarding the size of the original front dormer, as a consequence it was revised and the overall scale has been reduced. The scale of the timber casement windows which would ensure the development is subordinate in design terms. The proposed dormer extension would be set up from the eaves and down from the ridge by 550mm and set in on both sides by over 1.5m.
- 2.6. There are a variety of front dormers along this part of the street some of which are overly large in size. The proposed front dormer is noticeably smaller than the neighbouring property at no.21. The proposed front dormer roof extension would be of an appropriate design that would preserve the character and appearance of the Hampstead Conservation Area.
- 2.7. The existing rear dormer window is full width and is out of proportion and unsympathetic to the main rear roofslope. This would be replaced with a new dormer that would have a more sympathetic relationship with the roofslope. The proposed dormer extension with inset balcony would be set well back from the party wall, roof ridge and eaves ensuring the dormer would still appear as a subordinate addition to the host property. Following Officer advice, the glazed balustrade has been replaced with a metal balustrade.
- 2.8. The proposed dormers would be suitably scaled and sited within the existing roof slope and would not dominate the roof slope. The host building consists of a pitched roof and the proposed dormer extensions would be compliant with planning guidance. The roof extensions would meet the minimum required setback from the roof’s eaves, ridge and sides by 500mm. Moreover, the proposed front dormer is notably smaller in scale than the neighbouring front dormer roof extensions and the modestly proportioned dormer is considered to be acceptable in this instance.
- 2.9. The fenestration treatment of both dormers is considered acceptable, the slate with lead clad dormer cheeks would continue to use traditional materials that would complement the historic building. The rear dormer window would be similar in size and design of the neighbouring dormer window at no. 21. It is considered that the overall design of the rear dormer window would preserve the character and appearance of the host building and the wider Conservation area.
- 2.10 Special regard has been attached to the desirability of preserving or enhancing 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 2013.

3.0 Neighbouring Amenity

- 3.1 Policy A1 (Managing the impact of development) confirms that the Council will not grant permission for development that would result in harm to the quality of life for surrounding occupiers and neighbours. For a development of this kind, the main considerations outlined

by this policy would be impacts in terms of privacy, outlook and natural light.

3.2 Both the front and replacement rear dormers would not cause any additional harm to the amenity of surrounding neighbours in terms of daylight, sunlight or overlooking. Given the distance to neighbouring windows it is not considered that the terrace to the rear would result in a loss of privacy or noise nuisance more significant than the current situation.

4.0 Conclusion

4.1 The proposed dormer windows would preserve the character of the Conservation Area and would not harm the appearance of the host building or the adjoining terrace. The proposals are in compliance with policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Neighbourhood Plan.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th August 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: 2020/1974/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 28 July 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

Stuart Henley & Partners
6 Wrotham Business Park
Barnet
EN5 4SB
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 2nd And 3rd Floor
19 Carlingford Road
London
NW3 1RY**

DECISION

Proposal:

Erection of a dormer window in the front elevation and alterations to the existing rear dormer extension with new dormer with metal balustrade to create a roof terrace.

Drawing Nos: 5157_01; 5157_02 REVB; 5157_03 REVB; 5157_04 REVB; 5157_05 REVA
and Design and Access Statement commissioned by Stuart Henley & Partners no date.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 5157_01; 5157_02 REVB; 5157_03 REVB; 5157_04 REVB; 5157_05 REVA and Design and Access Statement commissioned by Stuart Henley & Partners no date.

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.

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 Economy, Regeneration and Investment

DRAFT

DECISION