

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/12/2019	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/11/2019	
<b>Officer</b>				<b>Application Number(s)</b>			
Nora-Andreea Constantinescu				2019/4238/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
251 Goldhurst Terrace London NW6 3EP				See decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Roof extension to include rear dormer window with a rooflight on top, two rooflights to front roof slope, one on the rear and one on the side roof slopes.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		Site notice Press notice	30/10/2019-23/11/2019 31/10/2019-24/11/2019	No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>		No responses received from neighbouring occupiers.					
<b>Combined Residents' Association of South Hampstead (CRASH)</b>		CRASH have objected to the proposed scheme on the following grounds: <ul style="list-style-type: none"> <li>Modern Velux-type rooflight in the front roof slope would be an alien feature.</li> </ul> Officer response: See section 3 below					

## Site Description

The application site is located on the southern side of Goldhurst Terrace and lies within South Hampstead Conservation Area.

The application building is a three storey semi-detached single family dwelling, with existing storage space at basement level. The property with its pair are part of a group of three semi-detached properties with similar features and unaltered roofs.

## Relevant History

Relevant planning records at the application site:

2016/6697/P – Basement excavation with front lightwells and sunken terrace with steps for access to the rear; increase in height of the existing ground floor projection and replacement of rear doors, to dwellinghouse (Class C3). – Granted subject to s106 agreement 09/04/2018

2019/4236/P - Erection of new railings, gates and brick piers to front garden as a means of enclosure to residential building (Class C3). – Granted 13/12/2019

2019/4239/P - Variation of Condition 3 (approved plans) of planning permission dated 09/04/2018 ref 2016/6697/P for Basement excavation with front lightwells and sunken terrace; increase in height of the existing ground floor projection and replacement of rear doors, to dwellinghouse (Class C3); changes to include installation of railings and planters at first floor level to form terrace over the extension. – Recommended for approval – S106 agreement pending.

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### Intend to Publish London Plan (2019)

### London Borough of Camden Local Plan 2017

Policy G1 – Delivery and location of growth

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Policy DM1 – Delivery and monitoring

Policy CC2 - Adapting to climate change

### Camden Supplementary Planning Guidance (2018-2019)

CGP - Design – Chapters 2 and 3

CPG – Altering and extending your home - Chapter 4

CPG - Amenity – Chapter 4

CPG – Energy efficiency and adaptation – Chapters 7& 8

### South Hampstead Conservation Area (2011)

## Assessment

### 1. Proposal:

Planning permission is sought for the erection of a dormer roof extension.

- Dormer window – size dimensions height: 3.2m; width: 6.2m; length: 6.8m; with a rooflight on top with a width and length of 1.7m
- Rooflights with a size which varies from 1.7m x 1.65; to 1.75m x 1.64m to front, rear and side roof slopes.

### 2. Considerations:

The main considerations in relation to the current proposed scheme are:

- Design and heritage
- Amenity
- Sustainability

### 3. Design and heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: Development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

With reference to roof extensions *CPG Altering and Extending your Home* indicates that extensions are likely to be considered unacceptable where the building is designed as a complete composition and its architectural style would be undermined by any addition at roof level, where the scale and proportion of the building would be overwhelmed by an additional extension, and where the buildings have a roof construction or form unsuitable for roof additions such as shallow pitched roofs with eaves.

South Hampstead Conservation Area Appraisal states at para 13.40 that dormer windows may not be acceptable due to the impact on the design of the roof, the host building and surrounding properties and that particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views. In relation to rooflights at para 13.41 it states that they may be considered acceptable if fitted flush with the roof and located on the rear roof slope.

Goldhurst Terrace is mainly residential in character with a consistent pattern of terraced buildings on the northern side and a less consistent pattern on the southern side, as it includes various types of terraced and semi-detached buildings. The applicant includes in the submission a site analysis and identified that neighbouring buildings at nos. 235, 237, 239, 241, 243, 245 Goldhurst Terrace have been extended with roof dormers; however it fails to highlight the roof type of these properties compared with the application site. The neighbouring buildings have steep pitched sloped roofs with low eaves, whilst the application site has a shallow pitched roof which slopes down to two dormers that sit between two sets of eaves, above and below them.

The proposed dormer would sit closely to the shared roof edge with no. 253 Goldhurst Terrace. Given the existing shallow roof shape, the dormer would be set down by approximately 0.2m from the ridge and extend almost in line with the eaves above the existing dormer, which is contrary to *CPG Altering and Extending your Home*. The proposed dormer would not respect the hierarchy of window openings and its large projection and expansion would harm the architectural character and proportions of

the existing roof form and host building overall.

The application site is a semi-detached building that forms part of a group 6 semi-detached properties in this part of the street, all of which have their original rear roof-slopes intact. The proposed dormer would unbalance the rear elevation of the site and harm the appearance and character of both buildings as a pair. It is noted that the site is bordered to the rear by mature trees as part of Abbey Road Open Space. Whilst the trees within the open space and rear garden of the application site provide screening to the rear of the properties on Goldhurst Terrace, it is noted that there is potential for this development to be seen on long views, which would be harmful to the conservation area.

Considering the site is part of the conservation area, 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 2013. The proposed dormer would not preserve nor enhance the character and appearance of the host building, semi-detached pair and wider area.

In relation to the proposed rooflights, it is considered that their size and proportion would be appropriate for the existing roof slope. Furthermore, rooflights are permitted by Class C of Town and Country Planning (General Permitted Development) Order 2015 for single family dwellings. The application building is a single family dwelling and therefore the rooflights would be permitted.

#### **4. Amenity**

Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

Due to the nature, position and location of the proposal, it is not considered that harm would be caused to the amenity of neighbouring occupiers due to loss of light, outlook or loss of privacy.

#### **5. Sustainability**

The applicant states that the proposed loft conversion will help improve the insulation levels of the existing property and that the rear dormer extension has been designed to meet the requirements of Part L (2018) Building Regulations. It is acknowledged, that if adequate insulation is provided as part of the development, the energy efficiency of the building would increase. Nevertheless, internal insulation of the existing roof in itself would greatly improve the energy efficiency of the building and therefore the sustainability benefits resulting from the proposed development would be very limited and not outweigh the harm caused by the proposed structure to the host building, semi-detached pair and wider conservation area.

#### **6. Recommendation**

Refuse planning permission.