

Delegated Report		Analysis sheet	Expiry Date:	08/12/2020
		N/A / attached	Consultation Expiry Date:	15/11/2020
Officer			Application Number(s)	
Sofie Fieldsend			2020/3717/P	
Application Address			Drawing Numbers	
Flat 3rd Floor, 50 Belsize Park Gardens London NW3 4ND			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of side dormer extension and fenestration alterations on existing side dormer.				
Recommendation:	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
			No. electronic	00	No. of comments	00
Summary of consultation responses:	<p>A site notice was displayed on the 16/10/2020 and the consultation period expired on the 09/11/2020. A press notice was advertised on 22/10/2020 and expired on 15/11/2020.</p> <p>No objections were received during public consultation</p>					
Belsize CAAC	<p><u>Belsize Conservation Area Advisory Committee</u> objected on the following grounds:</p> <p>“Object to the proposed, enlarged dormer window and its junction with the existing chimney.”</p>					

Site Description

The site is a three storey semi-detached property with a lower ground floor located on the north side of Belsize Park Gardens which has been subdivided into 5 flats. The application concerns the third floor flat contained in the roof.

The site is located within the Belsize Conservation Area and, while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area.

Relevant History

Application site

2020/1614/P - Erection of new enlarged rear dormer extension following the demolition of existing, replacement existing windows of the side dormer roof extension and installation of new skylights to the flank elevation. – **Granted 03/07/2020**

2020/3448/P - Replacement of metal balustrade with new clear glass balustrade around the existing balcony on the front roofslope. – **Granted 13/10/2020**

2020/2874/P - Alteration to the fenestration treatment to the rear and side elevation at lower ground floor level. - **Granted 21/10/2020**

75 Belsize Park Gardens

2015/4758/P - Change in unit mix of property containing 5 flats from (1x 1 bed, 1 x 2 bed, 3 x 3 bed) to (1 x 2 bed, 4 x 3 bed) plus erection of new front entrance portico, rear extensions at lower ground and upper ground floors, both with roof terraces above, and enlargement of side and rear dormers with new rear roof terrace and associated external alterations. –**Granted 08/12/2015**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

London Plan intend to publish (2019)

Camden's Local Plan (2017)

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Supplementary Guidance

CPG Altering and extending your home (2019)

- Chapters 1, 2, 4

CPG Design

CPG Amenity (2018)

Belsize Conservation Area Statement (2003)

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of side dormer extension and fenestration alterations on existing side dormer.
- 1.2 The dormer extension will be 2.4m wide, 1.85m high and 3.5m deep. It will be on the righthand side of the existing dormer, ie. on the street side, and set back 1.1m from the eaves behind the existing dormer's front edge, resulting in a 5.5m total width with the existing dormer. The materials will match the existing.
- 1.3 The fenestration on the existing side dormer will be replaced with two larger timber sash windows.

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are:
- The visual impact upon the character and appearance of the host property, streetscene and Belsize conservation area (Design and Character)
 - Impact on the amenity of adjoining occupiers

3.0 Design and Appearance

Policy background

3.1 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance (CPG Altering and extending your home) states that "design should positively enhance the character of existing buildings on site and other building immediately adjacent and in the surrounding area".

3.2 Camden's Design Guidance indicates that proposals should have regard to the scale, form and massing of neighbouring buildings and respect and preserve the historic pattern where it exists.

3.3 CPG 'Altering and extending your home' recommends that alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form; should not be introduced into shallow roofs; should not disrupt an unbroken roofscape; should maintain adequate roof slope to maintain projection into the roofline; and should utilise materials which are complementary to the host building and local area. This guidance also advises that roof alterations / extensions may be accepted where they act to re-unite a group of buildings; remain architecturally sympathetic to the host building; maintain the integrity of the roof form; or where there is an established pattern of development of a similar form would not result in harm.

3.4 This CPG further adds that full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures. In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface.

3.5 The Belsize Conservation statement points out that overly large, inappropriately proportioned dormers detract from the conservation area. Also that where the property forms part of a symmetrical composition, if the balance of which would be upset by a roof extension, it should be resisted.

Assessment

3.6 It is noted that this pair of semi-detached properties both have side dormers of a similar width and location, although No.50's appears larger than No.52. In addition the side elevation of the application site is very open and highly visible from the street due to the property being setback behind a neighbouring car park. The existing dormer and chimney is thus visible in long and short views along Belsize Park Gardens.

3.7 It is considered that the proposal would noticeably unbalance the roofslopes of this pair of semi-detached properties. The proposal would result in a cumulative dominant and prominent addition on the roofslope which would be highly visible from the street. The existing dormer is set back from the front elevation of the property, whereas the proposed extension would be closer to the street and more visible even behind the small chimney. A dormer of this scale and width would appear out of character on this side of Belsize Park Gardens.

3.8 The proposed dormer, in conjunction with the existing one, therefore subsumes the character of the roof and appears as an incongruous bulky addition which fails to be subordinate in relation to the roofslope. In addition, the proposed scale of the fenestration does not relate to the existing rear elevation below or follow a hierarchy up the building and thus appears out of proportion.

3.9 The proposed plans mention that No.75 was granted permission in 2015 ref. 2015/4758/P a 'similar size' side dormer extension (see history above). However, this site across the road does not have the same context. This property on the other side of the street sits in the middle of a row of semi-detached properties with narrow gaps between the plots, so views of it are limited from the street. In addition it had three historic side dormers present which were to be consolidated into a single dormer to reduce visual clutter of the roofslope and thus it did not appear overly bulky or visible when viewed from the street. As mentioned above, this application site at its side is fairly open, given the car park next door and being at the end of the row of semi-detached properties, so the side roofslope is significantly more visible in long and short views from the street. Also the current proposal does not result in less clutter on the roofslope and does not result in a visible improvement.

3.10 Overall the proposal is considered to harm the character and appearance of the host property, adjoining neighbour, streetscene and Belsize Conservation Area. The Belsize CAAC have also objected to the principle of the proposal.

4.0 Amenity

4.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

4.2 Given the siting and scale of the proposal and the significant separation distance to neighbouring properties, it is considered that the proposal would not lead to a detrimental impact upon neighbouring properties by virtue of loss of light, outlook and privacy or excessive noise and disturbance.

5.0 Conclusion

5.1 The proposal, by reason of its siting, scale, size and design, would appear as visually obtrusive and bulky and would dominate the side elevation of the property. It would unbalance this pair of semi-detached properties and erode their symmetry, to the detriment of the character and appearance of the host building, terrace, streetscene and the wider conservation area. It is therefore contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017.

6.0 Recommendation

6.1 Refuse planning permission.