

Delegated Report		Analysis sheet		Expiry Date:	14/02/2020
		N/A		Consultation Expiry Date:	23/01/2020
Officer			Application Number(s)		
Adam Greenhalgh			2019/5897/P		
Application Address			Drawing Numbers		
10 Ploughmans Close London NW1 0XH			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of rear roof extension including increase in height of roof ridge and installation of 4 x front facing rooflights.					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	1	No. of objections	0
Summary of consultation responses:		Site notices were erected on 28/10/2020 until 21/11/2020. One letter of support received from the occupiers of no. 11 Ploughmans Close, which has been duly noted.			
Site Description					
10 Ploughmans Close is a modern end-of-terrace two storey house with red brick walls and a shallow red concrete tiled pitched roof. It is located on the north-western side of Ploughmans Close which forms part of a late 20 th century development of two storey terraced houses off Camley Street. It is located within the Camley Street Neighbourhood Plan area. The existing roof of the application property is original and has not been altered since its construction; similarly none of the roofs in the vicinity have been altered since their construction. The application property is not listed; it is not within the vicinity of any listed buildings, nor is it within a conservation area.					
Relevant History					

2019/3677/P – Erection of additional storey roof extension to front and rear roof slopes – withdrawn
22/08/2019

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Intend to Publish London Plan 2019

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Camden Planning Guidance

CPG Design (2019):

(S.2 – Design Excellence)

CPG Altering and extending your home (2019):

(S.4 – Roofs, terraces and balconies)

CPG – Amenity (2018):

(S.2 – Overlooking, privacy and outlook)

CPG Home Improvements (2020 – Draft)

Camley Street Neighbourhood Development Plan (Referendum Version) (2019-2034)

CS DQ1 – Responding to places

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for an extension to the rear roofslope to enable the formation of a room in the roof. The extension would be 2.6m in height and it would be 3.75m in width, being 150mm from the sides of the house. As a consequence of its height the front ridge of the roofslope would be continued up and back. It would be raised by 750mm and have four rooflights installed. The extension would have a total depth of 5m (from the existing ridge).
- 1.2 To the rear, the proposal would feature 1.8m high windows. A 2m wide window would wrap around the side of the extension (to the side of the property) and on the other side (next to 9 Ploughmans Close) there would be a slimline 330mm wide window. The walls would be finished in dark metal cladding. The extended roof would be finished in matching tiles (4 conservation rooflights would be installed in the extended front roofslope). The windows would have dark metal frames.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and effects on character and appearance of the area
- Amenity of neighbouring residential occupiers

2.2 Design and effects on character and appearance of the area

2.2.1 Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

2.2.2 The Camden Planning Guidance (CPG) on Design calls for Design Excellence and advises that new development should consider the context of the development and its surrounding area, the design of the building itself and opportunities for improving the character and quality of the area.

2.2.3 The Camden Planning Guidance (CPG) on Altering and Extending your Home advises that a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding streetscene, such as:

- Complete terraces or groups of buildings that have a roof line that is largely unimpaired by alterations or extensions
- Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level
- Where the scale and proportions of the building would be overwhelmed by an additional extension
- Buildings whose roof form or construction are unsuitable for roof additions such as shallow pitched roofs with eaves

2.2.4 The Camden Planning Guidance (CPG) on Altering and Extending your Home advises that roof

dormers should 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. The Guidance includes 6 requirements. The following 5 are relevant in this instance:

- The pitch of the roof should be sufficient to enable the formation of a dormer without raising the ridge of the roof (or the dormer appearing disproportionately large)
- Dormers to remain subservient to the main roof/host building and usually separated from the top, bottom and sides of the original roof by 500mm
- Dormers not to be introduced where they interrupt an unbroken roofscape
- Windows within dormer extensions to relate to existing building/fenestration in terms of number, size, position, proportions etc.
- Materials should complement the main building and surrounding townscape; traditional materials are preferred

2.2.5 Ploughmans Close lies within a late 20th century development of low rise (2 and 3 storey) terraced houses. It is a homogeneous development with unbroken roof lines. The original pitched roofs on all the dwellings have not been extended and the roofs are uniform in shape within the groups of houses.

2.2.6 The proposal would result in a fundamental change to the shape and form of the roof which would harm the visual quality of the townscape and the visual amenity of the estate. The increase to the height of the roof's ridge, the height, bulk and design of the extension, when viewed from neighbouring properties and the public domain, would represent an overbearing, dominant and incongruous addition that would detract from the character of the building and the urban design quality of the estate.

2.2.7 The proposal would be contrary to the advice on roof extensions contained within the CPG on Altering and Extending Your Home. The size, siting and form of the extension would impair the townscape merits of the uniform roofline within the terrace, it would undermine the architectural style of the composition of buildings, it would overwhelm the size and physical characteristics of the application property and the terrace and it would be inappropriate on the existing shallow pitched roof on the building. The shape of the roofs is a hallmark of the design of the estate and the appearance of the townscape and the proposal to fundamentally change the height and bulk of the roof cannot be justified in the context of the character of the area, under policy D1.

2.2.8 In addition to the size and the shape, the architectural design and materials are also considered to detract from the aesthetics of the estate. As noted above (2.2.4) in number, form, scale and window pane size, the windows should relate to the façade and the roof. Due to their size, positions, proportions and alignment the windows would detract from the pattern and style of fenestration in the area, harmful to visual amenity. Additionally, the proposed materials (dark clad walls with dark metal framed windows) would also be contrary to the policy D1 and the advice in the CPG on Altering and Extending your Home because they would not complement the harmonious materials which are in evidence on the estate.

2.2.9 For the above reasons the proposal would be contrary to policy D1 (Design) of the LB Camden Local Plan 2019 and policy CS DQ1 – Responding to Places of the Camley Street Neighbourhood Development Plan (2019-2034), and refusal is warranted on this basis.

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2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

Privacy:

2.3.2 Due to the size and position of the main window in the new room there would be direct overlooking of the adjoining residential sites to the detriment of the privacy of the residents. Dormer windows can be undertaken such that there is no more overlooking than that which arises from existing windows. However, in this case, the proposed large wrap-around window would be of such a size and position that it would give rise to an unacceptable increase in overlooking of the neighbouring properties. The window would be sited on the boundary with no. 13 Ploughmans Close, it would be less than 10m from the windows at the rear of this property and it would result in unacceptable direct overlooking of the rear garden at this (and the neighbouring) sites. For this reason the proposal would result in a loss of amenity for surrounding occupiers contrary to policy A1.

Light:

2.3.3 The proposal would result in an increase in the height of the roof of 750mm. However as the extension would not project beyond the rear or side elevation of the building it would not have a significant impact on the amount of sunlight or daylight received within neighbouring properties. As such, the proposal is considered to be acceptable in this regard.

Outlook:

2.3.4 The additional mass on the roof would not result in a significant loss of outlook for any surrounding occupiers. The other houses in the terrace do not face the proposal and the openness and aspect of their gardens would not be significantly harmed. The outlook from no. 13 Ploughmans Close and the other properties to the south would also not be significantly harmed. The added height at the application site would not have a significant effect on the outlook which would be achieved to the rear of these properties.

3.0 Conclusion

3.1 The proposed roof extension, by virtue of its form, size, siting, scale, materials and design would represent an excessive, inappropriate and discordant feature on the building and in the streetscene, which would cause harm to the character and appearance of the area. Additionally, it would result in an undue loss of privacy for the occupiers of neighbouring dwellings to the detriment of residential amenity.

4.0 Recommendation

4.1 Refuse planning permission

