

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	01/01/2021
		N/A		<b>Consultation Expiry Date:</b>	10/01/2021
<b>Officer</b>			<b>Application Number(s)</b>		
Adam Greenhalgh			2020/5129/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
48, Chetwynd Road London NW5 1BY			Please refer to draft 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>					
Erection of dormer window extension on rear roof slope; installation of two rooflights on rear roof slope and one rooflight on front roof slope. Replacement of existing single storey rear extension. Replacement of existing front wall with a lowered brick wall with new metal railings, entrance gate and bin store gate.					
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Application</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	<b>03</b>	No. of objections	<b>01 No. of support 02</b>
		Site notice: displayed 11/12/2020 – expiry 04/01/2020 Press notice: published 17/12/2018 – expiry 10/01/2020			
<b>Dartmouth Park CAAC</b>		<b>Objection</b>			
		Rear Dormer: This should not be allowed. It could be easily seen from the public realm at the east return of Twisden Road. Existing dormer at adjacent No 50 is pre - CA (as are Nos 34 and 36) and should not be taken as a precedent.			
		Rooflights: This is part of a long run (38-54) of front roofs with no roof lights. A front roof light here should not be allowed and would set a unfortunate precedent. Conversely there are existing roof lights on the rear roofs of adjacent and other houses which are acceptable. They should be of conservation type.			

Replacement of single storey rear existing extension: The existing extension consists of a partly glazed section of roof, a window and two doors. The proposed near full width glazing to roof combined with the entirely glazed matching elevation would cause serious light pollution and harm the amenity of neighbours. The houses in this part of Chetwynd Road are extremely close to those of Twisden Road.

Alterations to the front wall with new metal railings and gate to match neighbouring properties: The railings at No 24 are the historically correct ones to copy (they were matched to a Victorian postcard view of Chetwynd Road).

Officer comment

*See 'Design & Conservation' below. The rear dormer, rooflights, replacement of single storey rear extension and alterations to the front wall with new metal railings and gate to match neighbouring properties are not considered to harm the character or appearance of the Conservation Area.*

*Also note, the proposed front boundary treatment was amended during the course of the application to replicate the front boundary treatment which has been undertaken at 24 Chetwynd Road.*

## Site Description

The application site comprises a 3 storey (with pitched roof) period terraced house. It is on the south side of Chetwynd Road towards the end of a run of 12 similar three storey terraced houses. Front and rear dormer windows have been added to nos. 34 & 36 (there is no planning history). No. 50, to the east, has a rear dormer window - but there is no record of planning permission for this. A number of houses in the terrace have one or two rooflights on their rear roof slopes. One (no. 32) has rooflights in its front roof slope. The site has a low level brick wall and metal gate on its front boundary. The existing building has a 1.75m deep single storey element at the rear. The neighbouring buildings in the terrace have similar sized single storey rear elements. The site has a shallow rear garden and the properties to the rear, on Twisden Road, are approximately 10m from the application property.

The site lies in the Dartmouth Park Conservation Area and the Dartmouth Park Neighbourhood Area. It is not listed (and the adjoining buildings are not listed). The building (and nos. 2 -62 Chetwynd Road) is noted as being a building that makes a positive contribution in the Dartmouth Park Conservation Area Appraisal and Management Statement.

## Relevant History

48 Chetwynd Road: No relevant planning history

34 & 36 Chetwynd Road: 8601170 - Change of use and works of conversion and extension to form 2 ground floor 2 bedroom flats 2 1st floor one bedroom flats and 2 2nd floor and new 3rd floor 2 bed room maisonettes the formation of rear roof terraces and the erection of front and rear dormers as shown on plan no.34603A - granted

## Relevant policies

**National Planning Policy Framework 2019**

**The London Plan March 2016**

Publication version 2020

**Camden Local Plan 2017**

A1 Managing the impact of development

D1 Design

D2 Heritage

**Camden Planning Guidance (CPG)**

Design (March 2018)

Amenity (March 2018)

Altering and extending your home (March 2019)

**Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) (2009)**

**Dartmouth Park Neighbourhood Plan (March 2020)**

D1 Enhancing the sense of place

D2 Heritage assets

D3 Requirements for good design

D4 Small residential extensions

## Assessment

### 1 PROPOSAL

1.1 Planning permission is sought for the demolition of the existing single storey rear extension and the erection of a replacement single storey rear extension; the erection of a rear dormer extension, the installation of two rooflights in the rear roof slope and one rooflight in the front roof slope and the removal of the existing front boundary wall and the erection of new front boundary wall with railings and metal gates.

1.2 The key details of the proposals are as follows:

#### Single storey rear extension

This would be the same width, depth (1.75m) and height as existing. It would have brick pillars, aluminium cladding, full height glazed bi-fold doors across the rear elevation and full depth glazed panels across its roof.

#### Rear dormer extension

Situated on the east side of the rear roof slope (300mm from the party wall with no. 50) this would be marginally below the ridge of the roof. It would be 1.64m in width. It would project 2.1m in depth from the ridge and it would be 1.33m in height. It would have a pair of double glazed timber sash windows with a lead surround.

#### Two rooflights on rear roof slope

Situated on the west side of the rear roof slope (approximately 800mm from the party wall with no. 46) these would be 400mm in depth and 1.1m in width. They would be situated 400mm below the ridge and 400mm above the eaves. They would be conservation style rooflights.

#### One rooflight on front roof slope

Situated on the west side of the front roof slope (approximately 1m from the party wall with no. 46) this would be 400mm in depth and 1.1m in width. It would be situated 400mm below the ridge. It would be a conservation style rooflight.

#### New front boundary wall with railings and metal gates

The existing brick wall and metal gate on the front boundary will be replaced by a dwarf brick wall with metal railings atop, an entrance gate with railings and a bin store gate.

### 2 ASSESSMENT

2.1 The material considerations for this application are as follows:

#### 2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. 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 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 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'. For non-designated heritage assets such as the application

building, 'The Council will protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset'.

2.2.3 The Management Strategy of the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) notes that 'Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area.'

2.2.4 Policy DC2 (Heritage Assets) of the Dartmouth Park Neighbourhood Plan requires development affecting any of the buildings that make a positive contribution to the character or appearance of the conservation area to be designed to a high standard, or to preserve or enhances the character or appearance of the conservation area and make a positive contribution to local distinctiveness.

2.2.5 DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood Plan indicates support for small residential developments (including roof, side and rear extensions) where the development:

- (a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;
- (b) does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
- (c) is sensitive to and respects the overall character and appearance of the street scene;
- (d) in the case of rear extensions, does not occupy an excessive part of the garden or result in the loss of garden space which contributes to the character of the local area

2.2.6 The DPCAAMS notes that the intact rear roof profiles of Nos 4-54 and 56-62 Chetwynd Road are visible from Twisden Road.

2.2.7 Considering each element of the proposal in turn:

#### Single storey rear extension

2.2.8 This would be the same width, depth (1.75m) and height as existing. The size, scale and siting, which would be similar to the single storey elements at the rear of the majority of the neighbouring buildings, would have no impact upon the form or appearance of the existing building or the balance or symmetry of the terrace. The proposal would feature full height glazed bi-fold doors across its rear elevation and full depth glazed panels on its roof. However, there is a variety of materials and designs on the single storey elements at the rear of the terrace and, situated at ground floor level, the proposals would not be visible from the public domain. Consequently, due to the size, scale and siting, and materials and design, there would be no harm caused to the character and appearance of the conservation area.

#### Rear dormer extension

2.2.9 Set within the roof, 250mm below the ridge and less than half the width of the roof, the proposed dormer is considered to represent an appropriate subservient addition to the roof and building. It would be similar in size, siting and design to other rear dormer extensions in the terrace (nos. 34, 36 and 50) – although it is acknowledged that these pre-date current planning policies and guidance (nos. 34 and 36) or do not appear to have planning permission (no. 50). It is also acknowledged that the proposed rear dormer extension would be visible from the adjoining road (Twisden Road) and surrounding properties. But, due to its size, siting, materials and design it would represent an appropriate addition which would respect the form of the roof and building and would not harm the character or appearance of the Conservation Area.

#### Two rooflights on rear roof slope

2.2.10 Situated 400m below the ridge and 400m above the eaves (and 800m from the party wall with no. 46) these would not harm the form or appearance of the roof or building. The size, siting and design would be appropriate on the building and in the Conservation Area and no harm would be caused to the significance of the townscape or Conservation Area.

#### One rooflight on front roof slope

2.2.11 Situated 400m below the ridge and 1m from the party wall with no. 46 this would not harm the form or appearance of the roof or building. The size, siting and design would be subservient and appropriate on the building and in the Conservation Area and no harm would be caused to the significance of the townscape or Conservation Area.

#### New front boundary wall with railings and metal gates

2.2.12 There are a variety of front boundary treatments along Chetwynd Road, including low brick walls with railings as proposed. The proposals would be similar to the front boundary treatment at 24 Chetwynd Road which is considered appropriate to the Conservation Area. The proposed treatment preserves the heritage value of the streetscene although details of the new brickwork and railings and gates are recommended to be submitted and approved.

2.2.13 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The siting and design of the proposal would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

### **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. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Due to their size and siting the proposed additions (the rear dormer and the single storey rear extension) would not result in any significant loss of light within the gardens or in any rooms of any neighbouring properties. The rear dormer extension would be set within the roof and it would not project beyond any neighbouring windows or the gardens of the adjoining sites. The proposed use as a study within a house is unlikely to result in excessive light spill in the street or for neighbouring occupiers.

2.3.4 The proposal would similarly not result in any significant overlooking of any private rooms or spaces. The single storey rear extension would be screened by the boundary fences with the adjoining properties and the proposed rear dormer extension would not project beyond the existing windows in the rear elevation at the application site or those at neighbouring sites. It would not result in any significant increase in overlooking of any adjoining gardens or neighbouring rooms.

2.3.5 Set within the roof the rear dormer extension would not represent an overbearing or over-enclosing feature for any neighbouring occupiers and it would not result in any significant loss of outlook from any neighbouring rooms or gardens. The single storey rear extension would be the same size as existing and it would not be overbearing from any neighbouring rooms or gardens. Proposed for domestic use (as a dining room extension) it should not result in significant light pollution.

2.3.6 No objections have been received from the occupiers of any neighbouring properties and the proposals are assessed not to result in any significant loss of amenity for any neighbouring occupiers.

### **3.0 Recommendation:**

### 3.1 Grant conditional planning permission

#### **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 February 1st, 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](http://www.camden.gov.uk) and search for 'Members Briefing'***

