

Delegated Report		Analysis sheet	Expiry Date:	20/01/2021
		N/A	Consultation Expiry Date:	07/02/2021
Officer			Application Number(s)	
David Peres Da Costa			2020/5481/P	
Application Address			Drawing Numbers	
69 St Augustine's Road London NW1 9RR			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of rear dormer and rooflights to the side roof slope.				
Recommendation(s):		Refuse 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
Summary of consultation responses:	<p>A site notice was displayed from 08/01/21 to 01/02/21 and the application was advertised in the local paper on 14/01/21 (expiring 07/02/21).</p> <p>One objection was received from the occupier of 71 St Augustine's Road raising the following issues:</p> <p>I am sorry, but I feel that I must object to this planning application.</p> <p>Works have been going on in this building for a whole year now, and as I am clinically extremely vulnerable, I have had to follow government guidelines and shield as much as possible during this time. I really do not think I can suffer or cope with any more continuing noise, dust, or disruption (and workmen that never wear masks or socially distance).</p> <p>The roof terrace is already an invasion of privacy being immediately outside my own bedroom window. It should not be a surreptitiously added extra room. The proposed dormer roof is certainly not in keeping with this conservation area. It will also stop almost all of the natural light coming into my bedroom window. I am often bedbound and the proposed lighting on this roof will be only a couple of feet from my bedroom window. I fear both the roof and lighting will cause ongoing distress.</p> <p>Currently, repairs are needed to rectify the structural damage already done by a previous planning application, where the mutual foundations were disturbed enough to cause large cracks in several rooms of the neighbouring building. I believe extra works have been undertaken during this past year, especially on the upper ground floor, and I fear that further works on this level (such as a dormer roof) will cause even more damage.</p> <p><i>Officer's comment: If permission were granted Environmental Health legislation would controls matters such as noise and dust. The scale of the development is not such that a construction management plan is required in this instance. The proposed development does not include a roof terrace. The upper ground floor roof terrace was approved under a previous permission (2018/3546/P). The design of the dormer is addressed in paragraphs 2.2-2.14 in the assessment below. The impact on neighbouring amenity is addressed in paragraphs 2.16-2.17 in the assessment below. Structural damage to a neighbouring property is a private property matter and is not a material consideration in the assessment of this application.</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Camden Square Conservation Area Advisory Committee</p> <p>Assuming that inconsistencies in the drawings are corrected and missing information is provided, we would have no objection to this application.</p> <p>The drawings are technically inadequate and certain elements should be adjusted or clarified.</p> <ul style="list-style-type: none"> The set-back of the dormer is not stated. This is significant, and more important in planning terms than the overall length of the dormer. 					

	<ul style="list-style-type: none">• The design and access statement refers to lead clad dormers in the road, but the proposed dormer finish does not appear on the drawings.• Inconsistencies between length of chimney stack in plan and elevation should be corrected. In the rear elevation the stack starts behind the top of the dormer, which seems unlikely and is not the case in plan. This could affect the dormer design, assuming a practicable gap between stack and dormer may be considered desirable for waterproofing and maintenance. <p>Other than correcting inconsistencies in the drawings and providing missing information, we have no objection to the proposed rear dormer.</p> <p><i>Officer's comment:</i></p> <ul style="list-style-type: none">• <i>The drawings include a scale bar so it is possible to measure the set back of the dormer from the drawings. The set back from the eaves is approximately 1m.</i>• <i>Should planning permission be approved, the details of the dormer would be secured by condition.</i>• <i>If the proposed dormer were to be recommended for approval, the applicant would be required to provide revised drawings which corrected this inconsistency.</i>
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Site Description

The site is a semi-detached property located on the north west side of St Augustine's Road in the Camden Square conservation area. The property is one half of a symmetrical villa pair, across four floors (lower ground, upper ground, 1st and 2nd). The Camden Square Conservation Area Appraisal and Management Strategy (March 2011) (CAAMS) identifies the property as making a positive contribution to the character and appearance of the Conservation Area (CA).

Relevant History

Application site

2018/3546/P: Erection of single storey rear extension with terrace above and side extension both at lower ground floor level. Granted 07/11/2018

2018/5850/P: Amendments including increase in size of the single storey side extension at lower ground floor by 4.6m and installation of 2 no. new rooflights to planning permission dated 07/11/2018 (ref 2018/3546/P) for erection of single storey rear extension with terrace above and side extension both at lower ground floor level. Refused 19/02/2019 Appeal allowed and costs awarded 13/06/2019

2019/0595/P: Non-material amendment to planning permission 2018/3546/P dated 07/11/2018 for 'Erection of single storey rear extension with terrace above and side extension both at lower ground floor level' approved; namely: relocation of side elevation by 0.22m to boundary and alterations to rear fenestration to include 3 double doors rather than sliding doors and window. Granted 15/03/2019

2019/0596/P: Erection of rear garden pavilion building (Revised scheme). Granted 30/05/2019

12 St Augustine's Road

2016/4152/P: Installation of side dormer to roof slope. Refused 27/09/2016 Appeal allowed 07/04/2017

13 St Augustine's Road

2013/5715/P: Erection of a basement excavation beneath footprint of existing property, with front and rear lightwells. Erection of a single storey rear extension and two-storey side extension, and a installation of dormer window and two conservation-style rooflights to side roofslope, all to provide additional accommodation to two existing self-contained flats. Granted 04/02/2014

19 St Augustine's Road

2012/5555/P: Erection of a dormer and installation of 2x rooflights to side elevation of existing flat (Class C3). Granted 17/12/2012

81 St Augustine's Road

2018/4411/P: Erection of rear and side extension at lower ground floor level; external insulation with bricks to existing upper ground floor projecting wing; replacement of door with glazed elevation and window on rear elevation including additional window to side elevation at upper ground floor level; replacement of sash window with French doors at upper ground floor level including terrace and relocation of external stairs to southern boundary; replacement of conservatory with fully glazed extension with rooflight at 1st floor level; enlargement of existing dormer with hot water solar panel above and rooflight; all to rear elevation. Enlargement of dormer and relocation of rooflight to front elevation. Granted 14/05/2019

84 St Augustine's Road

2015/1968/P: Conversion of 4 bed 2nd floor maisonette to 2 flats (1 x studio, 1 x 2 bed) and extension

to rear dormer roof extension, installation of inset rear roof terrace, increase in height of second floor rear extension, alterations and additions to windows on rear elevation. Granted subject to a s106 legal agreement 07/10/2015

Relevant policies

NPPF 2019

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Home improvements (January 2021)

Amenity (January 2021)

Camden Square Conservation Area Appraisal and Management Strategy (March 2011)

Assessment

1. Proposal

1.1. The application seeks approval for a rear dormer and rooflights in the side roof slope.

1.2. Revision

1.3. Following officer's concerns, the inset casement windows to the side roof slope were replaced with rooflights.

2. Assessment

2.1. The main issues which need to be assessed are design and amenity.

2.2. **Design**

2.3. The Conservation Area statement makes the following observations on the character of St Augustine's Road.

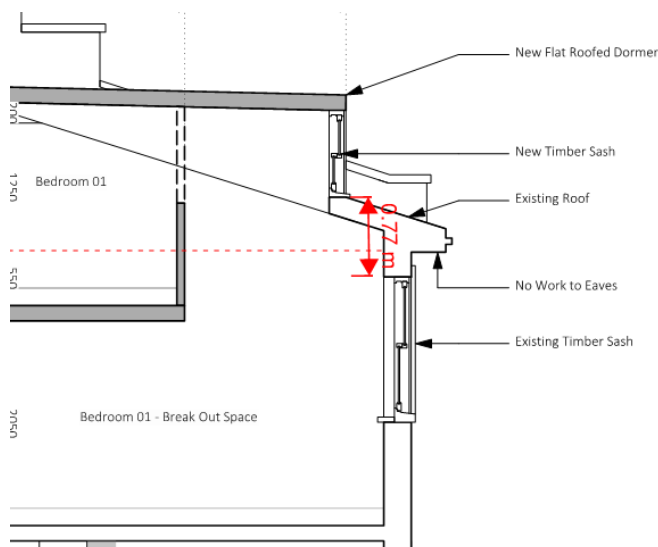
2.4. *"This street has an apparently consistent arrangement of set-back grander houses. On closer inspection there is a subtle change in character starting from the south, as it was built chronologically with larger plots, stucco and pediments, progressing to stucco or a mix of brick over stuccoed ground and lower floors, to the smaller terraced houses at the northern end."*

2.5. The shallow pitch of the roof is noted. It is also noted that none of the other matching semi-detached pairs on this side of St Augustine Road (Nos. 53-75) have dormer roof extensions. This may be due to the shallow pitch of the roof which constrains the creation of accommodation at roof level by the insertion of dormers.

2.6. The gap between the proposed dormer and both the roof hip (approx. 0.36m) and the party wall (approx. 0.22m) would be relatively narrow. It is also unclear whether the roof has been properly surveyed as the roof ridge measures approximately 1.74m in the submitted drawings but measures approximately 1m when measured using the aerial photography layer of the Council's GIS system (as shown in the image below).



- 2.7. Concerns have also been raised by the Camden Square Conservation Area Advisory Committee regarding inconsistencies in the drawings between the length of chimney stack in plan and elevation. In the rear elevation drawing, the stack starts behind the top of the dormer, whereas on the roof plan the chimney stack is shown alongside most of the dormer. Given the evidence from the aerial photograph, it is likely that the rear elevation drawings are incorrect. If the rear elevation correctly showed the position of the chimney stack, this would narrow the gap between the dormer and the party wall on this drawing.
- 2.8. The proposed dormer window would not relate well to the existing fenestration / rear elevation and would appear rather cramped on the roof slope. The width of the proposed dormer (1.9m) would be significantly greater than the width of the windows on the lower floors (approx. 1.19m). The proposed ceiling of the second floor would be dropped so that the proposed third floor would be below the top of the second floor window. This would result in the dormer roof extension having a rather curious appearance in relation to the shallow pitch of this roof slope and the expected height of a roof extension and the average height of a person. Given the shallowness of the roof slope, the principle of a dormer roof extension is not supported due to the harm to the proportions of the roof from such an addition.



Proposed - Rear Elevation

- 2.9. In addition, the internal alterations would reduce the quality of the existing accommodation

(reducing the floor to ceiling height of bedroom 01 'break out space' from approx. 2.5m to 2.05m) and would provide compromised accommodation at third floor with a contrived layout. Adequate floor to ceiling height helps to ensure residential quality in terms of daylight penetration, ventilation and cooling, and sense of space. In this context, the proposed dormer would harm the appearance of the rear elevation and the skyline with questionable benefits in terms of the accommodation created. Although the existing second floor accommodation would be compromised, overall the quality of accommodation in the house would remain acceptable.

- 2.10. The rear elevations of these semi-detached villas in this part of St Augustine's Road (Nos. 53-75) display a remarkable degree of uniformity at roof level with no roof extensions. The unimpaired roof slopes contribute to the conservation area. In this context, the proposed dormer roof extension would diminish this uniformity and would appear as an incongruous addition harming the conservation. The dormer would be visible in private views from the properties on South Villas and Canteloves Road and from the rear gardens of neighbouring properties.
- 2.11. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 2.12. The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 193-202). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.13. The harm to the conservation area is considered to be less than substantial and there is no public benefit from the proposed development.
- 2.14. The submission includes details of dormer windows which have been allowed on St. Augustine's Road (Nos. 12, 13, 19, 81, and 84). The dormers permitted at these properties do not provide a precedent as they are in different parts of the street and relate to a different type of property and the pitch of the roof appears less shallow than that found at the application site. It is noted that a significant determinative factor for the side dormer allowed at appeal at 12 St Augustine's Road (2016/4152/P), was its fleeting visibility when viewed from the street due to the front parapet at eaves level.
- 2.15. The proposed rooflights to the side roofslope are considered acceptable.
- 2.16. **Amenity**
- 2.17. There would be no harm to neighbouring amenity in terms of overlooking or loss of daylight / sunlight from the proposed rear dormer window or the rooflights in the side roofslope.
- 2.18. **Conclusion**
- 2.19. Refuse planning permission