

Delegated Report		Analysis sheet	Expiry Date:	26/03/2021
		N/A / attached	Consultation Expiry Date:	29/03/2021
Officer			Application Number(s)	
Sofie Fieldsend			2021/0420/P	
Application Address			Drawing Numbers	
Flat 3, 23 Thurlow Road London NW3 5PP			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a rear dormer and insertion of three side/rear roof lights				
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:	A site notice was displayed on the 05/03/2021 and the consultation period expired on the 29/03/2021. A press notice was advertised on 04/03/2021 and expired on 28/03/2021. No objections were received during public consultation					
Community groups/CAAC	Both Fitzjohns Netherhall CAAC and Hampstead Neighbourhood forum were consulted. No responses were received.					

Site Description

The site is a three storey semi-detached property with a lower ground floor located on the south side of Thurlow Road, which has been subdivided into 4 flats. The host building form a uniformed pair with no. 24 Thurlow Road and both are constructed using double pitched roof, which are largely unaltered. The application concerns the flat 3 which is located at second floor.

The site is located within the Fitzjohns Netherhall Conservation Area and, while the building is not listed, it is recognised as making a positive contribution to the character of the conservation area. It is also located in the Hampstead Neighbourhood Plan Area.

Relevant History

Application site

None relevant

Relevant policies

National Planning Policy Framework (2019)

London Plan (2021)

Camden's Local Plan (2017)

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Supplementary Guidance

CPG home improvements (2021)

- Chapters 2.2.1

CPG Design (2021)

CPG Amenity (2021)

Fitzjohns/Netherhall Conservation Area statement (2001)

Hampstead Neighbourhood Plan (2018)

- Policy DH1: Design
- Policy DH2: Conservation Areas and Listed Buildings

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 home improvements) states that extensions should "respect and be complementary to the original character of the existing building".

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 'Home Improvements' recommends that dormer windows should ensure:

- The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase;
- Dormers should be subordinate in size to the roof slope being extended;
- The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);
- Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels; • The type, design and alignment of windows would relate to the ones below;
- The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;

3.4 It adds that 'Generally roofs of properties in Conservation Areas are part of the area's character, and as a general rule, dormer windows should retain a greater area of roof slope than properties outside Conservation Areas in order to preserve this character'.

3.5 The Fitzjohns/Netherhall Conservation statement points out that overly large, inappropriately proportioned dormers detract from the conservation area. Also that insensitive alterations can harm the character of the roofscape with poor materials intrusive dormers, inappropriate windows, and in many instances there is no further possibility of alterations.

Assessment

3.6 It is noted that this pair of semi-detached properties have no dormers/roof alterations and they are the only properties with this unique shallow multiple pitch roof form. Also on this side of Thurlow Road, rear dormers are not a common feature. While the design and access statement submitted outlines some rear dormers on the other side of the road they do not act as a precedent as they relate to buildings with a different roof form and are not part of the character of this side of the road. The scale of the proposed dormer also does not comply with the CPGs as it does not maintain a sufficient gap between the dormer and the eaves/top of the roof which means it does not appear as a subordinate addition on the roofslope.

3.7 Although the dormer would not be visible from the street, it would be visible from neighbouring properties and the setting of the conservation area. It is considered that the proposal would noticeably unbalance the roof slopes of this pair of semi-detached properties. The dormer would result in a dominant and prominent addition on the roofslope. The proposed dormer. A dormer of this scale and width would appear out of character on this side of Thurlow Road.

3.8 The proposed dormer 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. It is noted the windows below are sash windows while the dormer window proposed are casement.

3.9 The use of facing materials of the dormer to match the existing roof tiles is acceptable. However Officers requested that the window materials should be annotated, as they were not included on the application form or revised plans. This was not provided. In line with CPG design the use of Upvc would not be supported and the materials should be specified in the event of an appeal. Timber fenestration would be most appropriate.

3.10 The development would also install three rooflights on the side/rear of the roof. They are generally small in scale and would appear subordinate on the roofslope. The largest rooflight is on the slope facing the middle of the roof and would be well screened in this location. Overall the rooflights would be acceptable.

3.11 The Council's Conservation Team object to the proposed rear dormer. Overall the proposal is considered to harm the character and appearance of the host property, adjoining neighbour, streetscene and Fitzjohns/Netherhall Conservation Area.

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 proposed dormer, 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 policies DH1 (Design) and DH2 (Conservation Areas and Listed Buildings) of the Hampstead Neighbourhood Plan (2018).

6.0 Recommendation

6.1 Refuse planning permission.