
Appeal Decision

Site visit made on 29 March 2017

by Roy Merrett BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 07 April 2017

Appeal Ref: APP/X5210/W/17/3167041
12 St Augustine's Road, London NW1 9RN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Nicholas Riddell against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/4152/P, dated 26 July 2016, was refused by notice dated 27 September 2016.
 - The development proposed is the installation of a single dormer to the roof slope on the side elevation.
-

Decision

1. The appeal is allowed and planning permission is granted for the installation of a single dormer to the roof slope on the side elevation at 12 St Augustine's Road, London NW1 9RN in accordance with the application Ref 2016/4152/P, dated 26 July 2016 and subject to the following conditions:-
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 261.110; 261.111; 261.120; 261.121; 261.122; 261.130; 261.200; 261.201; 261.300; 261.301; 261.302; 261.310; 261.311; 261.320; 261.321.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the dormer hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the host building and the Camden Square Conservation Area (CA).

Reasons

3. The appeal site is part of a linear and sloping residential street, comprising of large semi-detached buildings that are typically four storeys in height including basement level, although the appeal site is one of a pair of three storey
-

buildings. On the respective sides of the street, the buildings display similarity to one another in terms of scale and design including window proportions, entrance steps, centralised chimney stacks and construction materials. There is also a strongly defined common forward building line. This similarity gives the street a strong sense of uniformity and visual rhythm which forms a key characteristic of the CA.

4. The proposed dormer extension, whilst relatively wide, extending almost to the side elevation of the building, and situated close to the edge of the roof plane, would be narrow in form and significantly set back from the front elevation of the building. As such the dormer would be concealed to a large extent, taking into account the presence of an existing parapet wall at eaves level. Whilst it would be seen to a degree from the opposite side of the road, visibility would be fleeting. Furthermore the visual impact of the structure would be mitigated by the colouring of the proposed lead cladding, which would give the structure a recessive quality. In addition, from greater distance further along the street to the north-east, views of the dormer would be screened by the taller adjacent building at No 14 St Augustine's Road, and from the opposite direction would be screened by the appeal building itself.
5. The Council has raised concerns regarding the visual impact of the development on properties situated on Agar Grove to the rear of the site. However, from my visit and the information before me, it is apparent that both from private and public vantage points on that road, the development would be too limited in scale and too far away, and in the latter case screened by intervening buildings, for there to be any material harm.
6. Whilst the side of the street on which the appeal site is located is currently uninterrupted by side dormer extensions, the impression of an area's character is not simply gained by looking at one side of the road in isolation. Rather it is important to consider the wider area. I have taken into account that there are a number of side dormer extensions evident in buildings on the opposite side of the road. From my visit, it seemed to me that these extensions were generally subordinate to the main building and did not detract from the generally uniform character of the street. In addition, it appears from the information before me that similarly designed, though smaller, side dormer extensions are proposed to the apartment block currently under construction at No 3 St Augustine's Road. The proposal would not therefore stand out as an incongruous development.
7. For the above reasons the proposal would not be obtrusive and result in material harm to the appearance of the dwelling or to the uniform character of the street scene. Accordingly the character and appearance of the CA would be preserved. The proposal would therefore conform with Policy CS14 of the London Borough of Camden Core Strategy 2010; Policies DP24 and DP25 of the London Borough of Camden Development Policies 2010 and Policies D1 and D2 of the emerging Camden Local Plan insofar as they seek to promote the highest standard of design that protects the character of existing buildings and the surrounding area whilst preserving and enhancing Camden's heritage assets. The proposal would not strictly accord with all of the guidelines regarding dormer roof extensions contained in the Council's Design Planning Guidance 2015. However I have concluded for the reasons given above that the development would not result in harm in this case.

Conditions and Conclusion

8. For the above reasons, I conclude that the appeal should succeed and planning permission be granted.
9. Conditions specifying the plans and requiring details to be agreed of the materials to be used in the external surfaces of the dormer are needed to safeguard the character and appearance of the area.

Roy Merrett

INSPECTOR

Syte Architects
83-84 Berwick Street
London
W1F 8TS

Application Ref: **2016/4152/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 3229

27 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
Flat 1st floor
12 St Augustine's Road
London
NW1 9RN

Proposal:
Installation of side dormer to roof slope.
Drawing Nos: Site location plan;
261. (110,111,120,121,122,130,200,201,300,301,302,310,311,320,321); Design, Access &
Heritage Statement prepared by Syte Architects.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal

The proposed roof extension, by reason of its design, form, position and location in a roofscape unimpaired by later extensions, would result in harm to the character and appearance of the building and this part of the Camden Square Conservation Area contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and



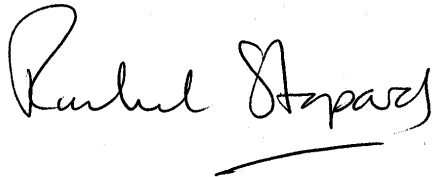
policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities

Delegated Report		Analysis sheet		Expiry Date:		05/10/2016	
		N/A / attached		Consultation Expiry Date:		08/09/2016	
Officer				Application Number(s)			
Oluwaseyi Enirayetan				2016/4152/P			
Application Address				Drawing Numbers			
Flat 1st floor 12 St Augustine's Road London NW1 9RN				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of side dormer to roof slope.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	1	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		A site notice was displayed from 12/08/2016 to 02/09/2016 Press notice published on 18/08/2016 A letter of support was received from First floor flat 12 St Augustine's Road.					
CAAC/Local groups comments:		The Camden Square CAAC were notified of this application but have yet to respond.					

Site Description

The site is a two storey semi-detached house located on the north-east side of St Augustine's Road, forming a pair with No.10 towards the junction with Agar Grove. The property comprises three flats and this application relates to the first floor flat. It is within Camden Square Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area. The property is not listed.

Relevant History

CTP/H13/5/1/SNH – Conversion of No. 12 St Augustine's Road into 3 self-contained flats.-
GRANTED 26/05/1965.

8500187 - Erection of a rear ground floor extension for residential purposes, insertion of new sash window in the rear elevation – **GRANTED 20/03/1985**

2016/1092/P - Replacement of roof light to side roof slope and installation of 1x roof light to front and 1x to rear roof slopes. – **GRANTED 10/06/2016**

Relevant policies

National Planning Policy Framework 2012 (chapters 7 and 12)

The London Plan (2016) (Policies 7.4, 7.6, 7.8)

LDF Core Strategy and Development Policies

Camden Core Strategy (2010 – 2025)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010 – 2025)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design) – 2015; (Sections: 2 Design excellence, 3 Heritage, and 5 Roofs, terraces and balconies).

CPG6 (Amenity) – 2011(Sections: 6 Daylight and sunlight and 7 Overlooking, privacy and outlook)

Camden Square Conservation Area Appraisal and Management Strategy (Paragraph 7.8)

Assessment

1 Proposal

1.1 The application proposes the replacement of an existing rooflight on the side (north east facing) roofslope with the installation of a lead clad dormer.

1.2 The principal issues to be considered with the proposal are:

- a) Design and Impact on the appearance of the host building and conservation area
- b) Neighbouring amenity

2 Design and Conservation Area

2.1 Policy DP24 states the council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*

2.2 In Paragraph 24.7, it also requires development to consider:

- a) the impact on existing rhythms, symmetries and uniformities in the townscape;*
- b) the composition of elevations*

2.3 Paragraph 24.13 further reiterates that 'Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings'.

2.4 Camden Planning Guidance (CPG1: Design) states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

2.5 Paragraph 5.11 of CPG1 further states 'Alterations to or addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met; amongst others, dormers should not be introduced where they interrupt an unbroken roofscape.

2.6 Policy DP24 paragraph 24.13 also advises that 'Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.' This is reiterated in CPG1: Design which provides specific advice on the assessment of applications for roof level alterations or extensions. In paragraph 5.13 it states that 'the presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

2.7 Policy DP25 states in order to maintain the character of Camden's conservation area, the council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation and would only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.8 Paragraph 7.8 in the Camden Square Conservation Area Statement states that 'proposals for

alterations to roof within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views. Further stating dormer windows may be allowed to the rear of the roof slope'

2.9 The application site is located within a long terrace of dwellings characterised by its consistent appearance of paired semi-detached properties. The terrace is characterised by unbroken roofscapes; however there are small roof lights in many of the roof slopes.

2.10 The applicant in support of their proposal in the design and access statement made reference to the new development at No. 2-4 St Augustine's Road and that it features dormers similar to those proposed as part of this application. It should be noted, however, whilst the application site forms one of a pair of semi-detached three storey dwellings within homogenous terrace, in contrast, the example given of No. 2-4 St Augustine's Road is a purpose built residential block of significant scale, design, massing and form. Within this context, extensions to have taken place at No. 2-4 St Augustine's Road, given its character, would not be an appropriate guide for future development at the application site, as per Policy DP24 paragraph 24.13.

2.11 Reference was also made to dormers at Nos. 7, 13, 19 and 21 St Augustine's Road. These properties are situated on the opposite side of the road and form part of a different terrace and therefore inappropriate as a guide for potential development within this terrace and at the application site, again as per Policy DP24 paragraph 24.13.

2.12 The detailed design of the proposed dormer would have a gently sloping roof line with the main roof concealed by a brick parapet and set back from the street elevation. However, while the roof extension may not be prominently visible at street view, it would nonetheless be noticeable from side views due to the gap between Nos. 12 and 14 St Augustine's Road and from properties to the rear of the site on Agar Grove. Furthermore, the context drawings submitted of the street elevations (Drawing No. 261.320) clearly demonstrate that the roof extension would be visible from the side view.

2.13 Additionally, the proposed dormer does not comply with CPG1 Design guidance 5.11b). A 500mm gap is required between the proposed dormer and the ridge.

2.14 Based on the above, the proposal would interrupt the roofscape, would unbalance the roof form and spoil the aesthetic quality of the roof. The proposed development by reason of its location would harm the host building, terrace and conservation area. Any development within conservation areas should preserve and enhance it. This development would not only harm it, but would not preserve and enhance it.

3 Materials

3.1 The proposed dormer would be in lead clad and feature a timber window, which are considered acceptable.

4 Amenity

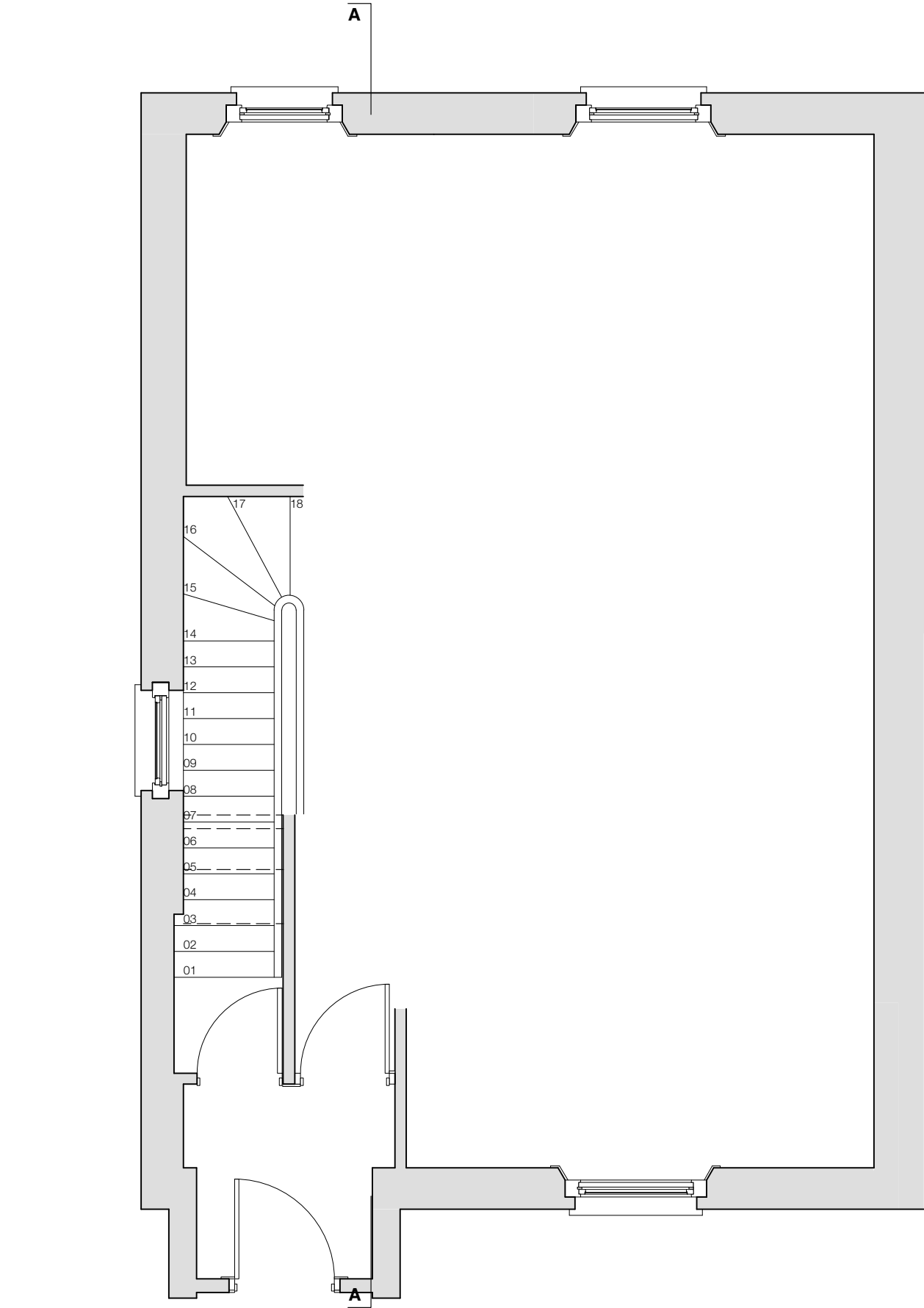
4.1 No amenity concerns are raised by the proposal, by virtue of its location and position which would not directly face any adjoining openings. The proposed side dormer is therefore considered to be in compliance with policy DP26 and CPG guidelines and is acceptable on amenity terms.

5 Conclusion

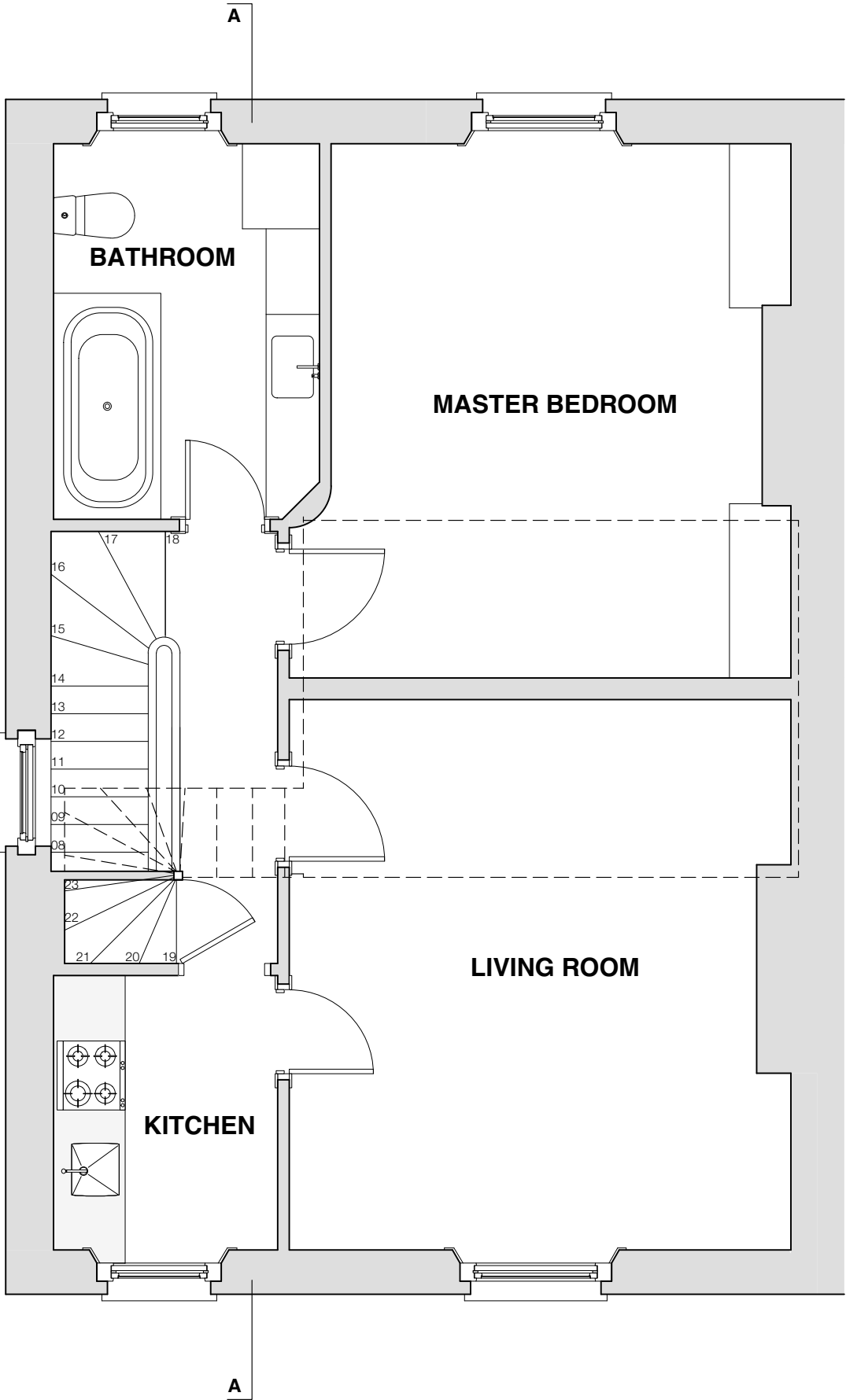
5.1 The proposed roof extension, by reason of its design, form, position and location in a roofscape unimpaired by later extensions, would result in harm to the character and

appearance of the building and this part of the Camden Square Conservation Area contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Policies.

6 Recommendation: Refuse Planning Permission



GROUND & FIRST FLOOR as existing



© 2016 Syte Architects Limited
drawing is copyright
use figured dimensions - do not scale dimensions from drawing
if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced
drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes



83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

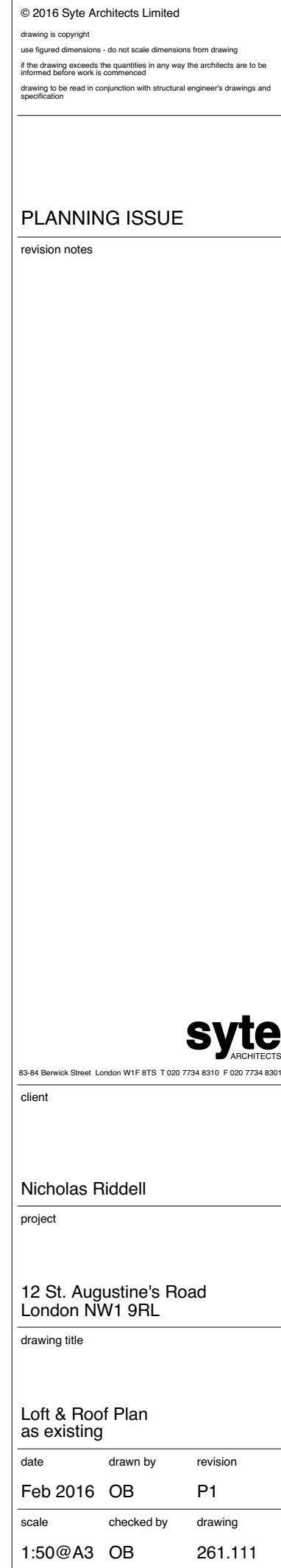
project

12 St. Augustine's Road
London NW1 9RL

drawing title

Ground & First Floor
as existing

date	drawn by	revision
Feb 2016	OB	P1
scale	checked by	drawing
1:50@A3	OB	261.110





FRONT ELEVATION as existing

© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

Front Elevation
as existing

date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:50@A3	OB	261.120



REAR ELEVATION as existing

© 2016 Syte Architects Limited

drawing is copyright
use figured dimensions - do not scale dimensions from drawing
if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced
drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

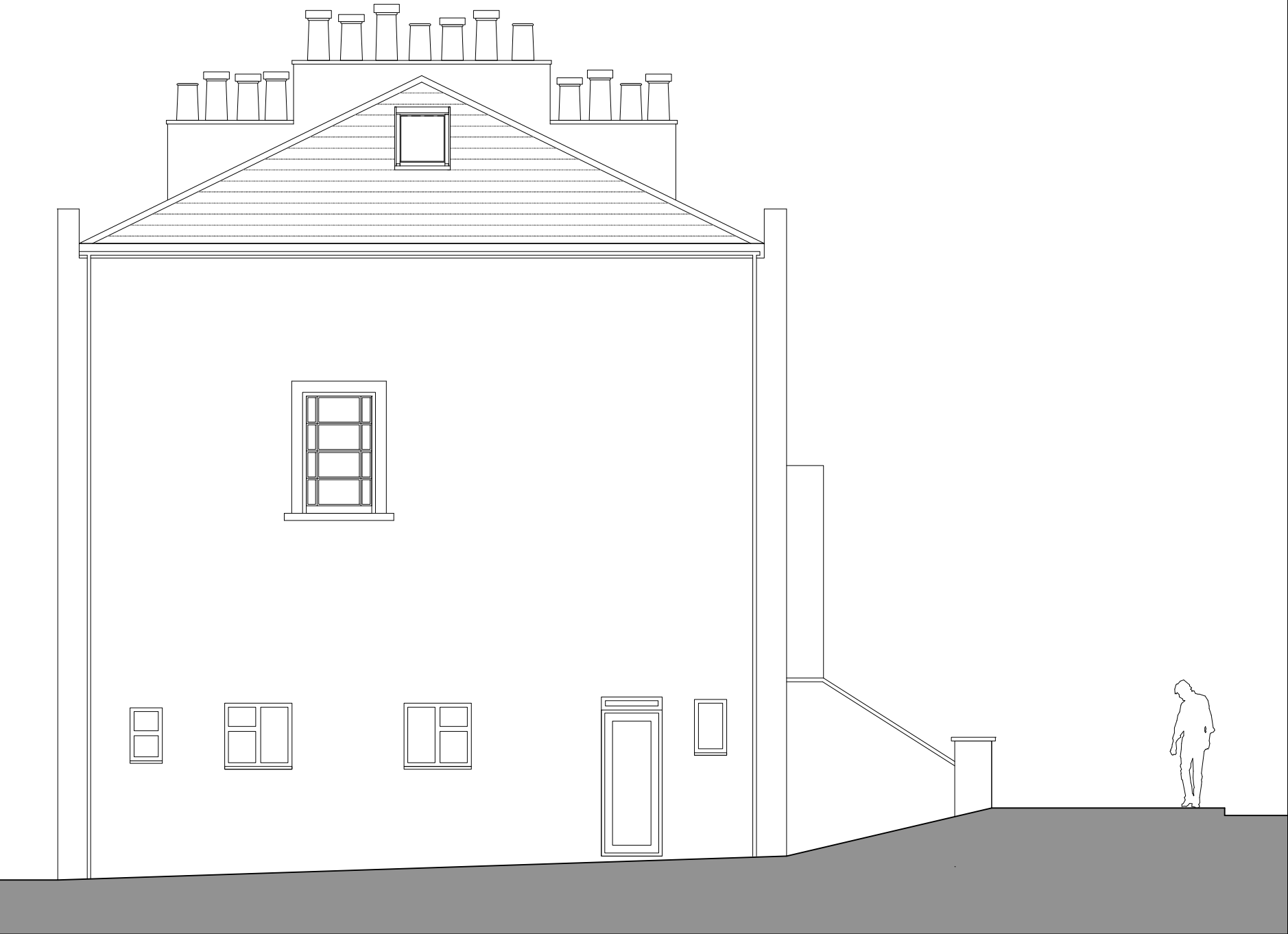
drawing title

Rear Elevation
as existing

date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:50@A3	OB	261.121



date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:50@A3	OB	261.130



SIDE ELEVATION as existing

© 2016 Syte Architects Limited
drawing is copyright
use figured dimensions - do not scale dimensions from drawing
if the drawing exceeds the quantities in any way the architects are to be
informed before work is commenced
drawing to be read in conjunction with structural engineer's drawings and
specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

63-64 Berwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

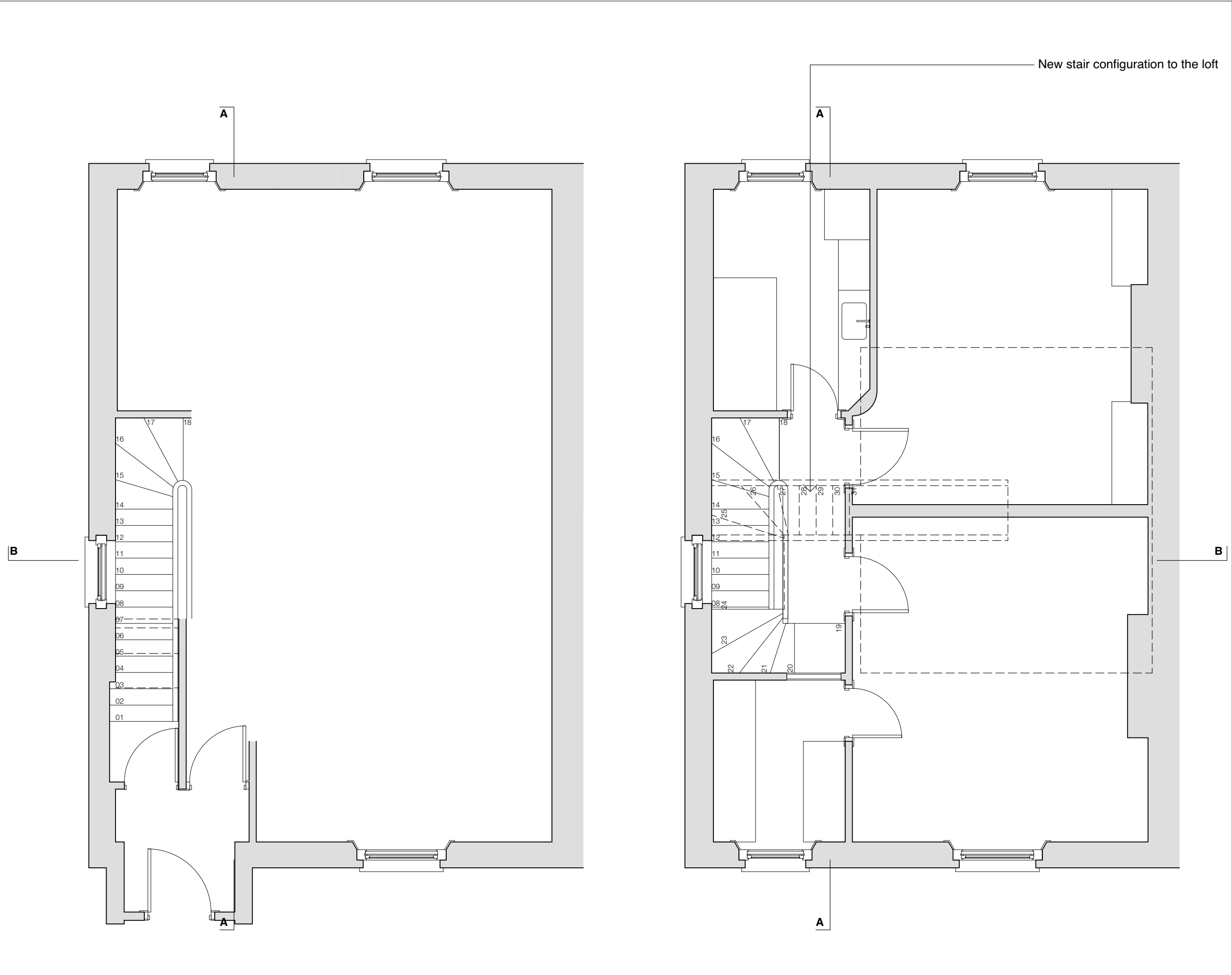
project

12 St. Augustine's Road
London NW1 9RL

drawing title

Side Elevation
as existing

date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:50@A3	OB	261.122



GROUND & FIRST FLOOR as proposed

© 2016 Syte Architects Limited

drawing is copyright


use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes



83-84 Berwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

Ground & First Floor
as proposed

date	drawn by	revision
Feb 2016	OB	P1
scale	checked by	drawing
1:50@A3	OB	261.200

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

revision notes

83-84 Berwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8311

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

Loft & Roof Plan
as proposed

date	drawn by	revision
------	----------	----------

Feb 2016	OB	P2
----------	----	----

scale	checked by	drawing
-------	------------	---------

1:50@A3	OB	261.201
---------	----	---------

LOFT & ROOF PLAN as proposed



FRONT ELEVATION as proposed

© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

Front Elevation
as proposed

date	drawn by	revision
Feb 2016	SP	P2
scale	checked by	drawing
1:50@A3	OB	261.300



REAR ELEVATION as proposed

© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

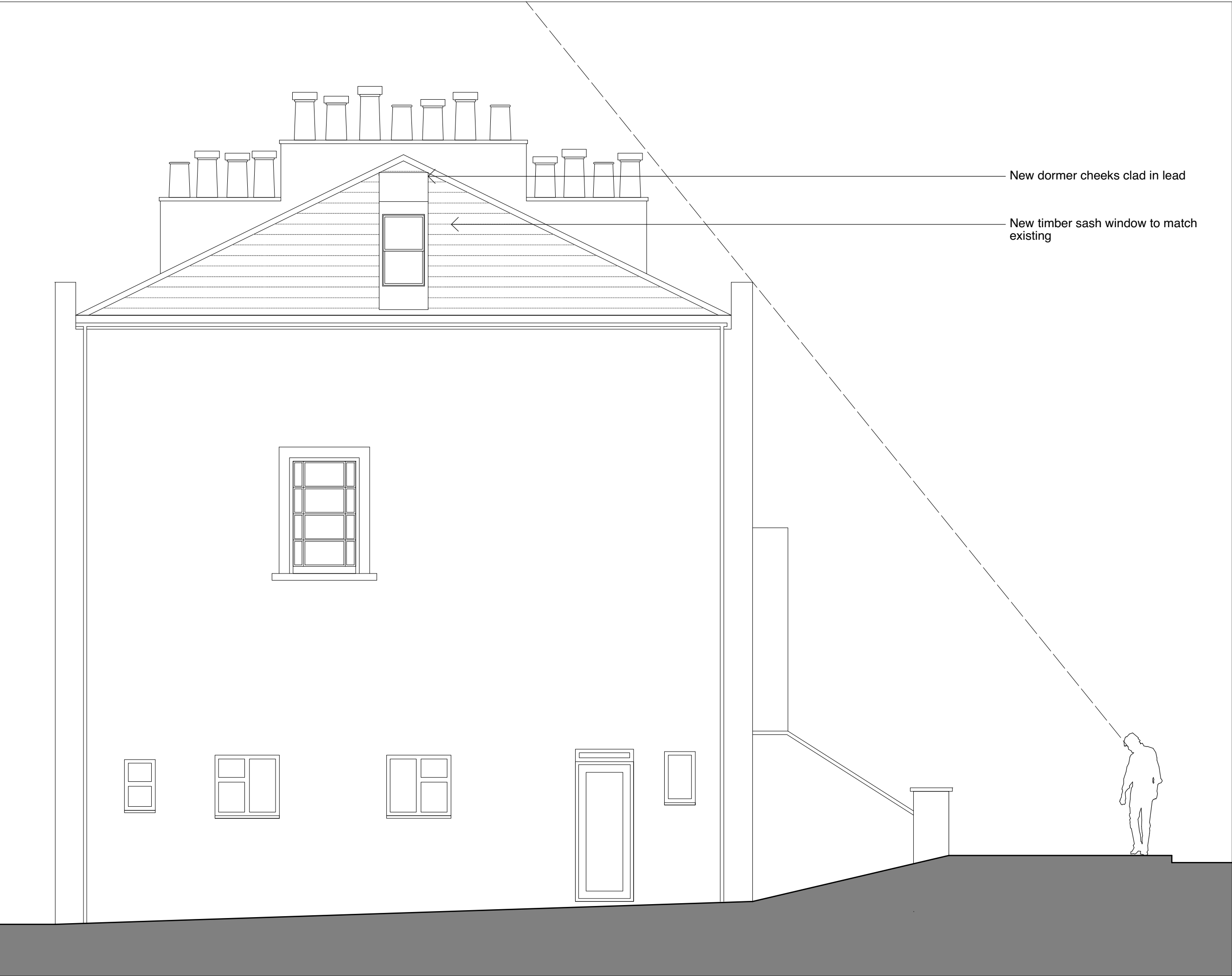
project

12 St. Augustine's Road
London NW1 9RL

drawing title

Rear Elevation
as proposed

date	drawn by	revision
Feb 2016	SP	P2
scale	checked by	drawing
1:50@A3	OB	261.301



SIDE ELEVATION as proposed

© 2016 Syte Architects Limited
drawing is copyright
use figured dimensions - do not scale dimensions from drawing
if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced
drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

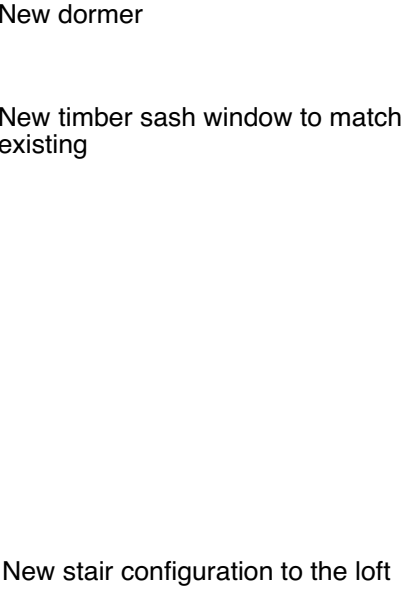
project

12 St. Augustine's Road
London NW1 9RL

drawing title

Side Elevation
as proposed

date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:50@A3	OB	261.302



© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

If the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

revision notes

33-84 Berwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

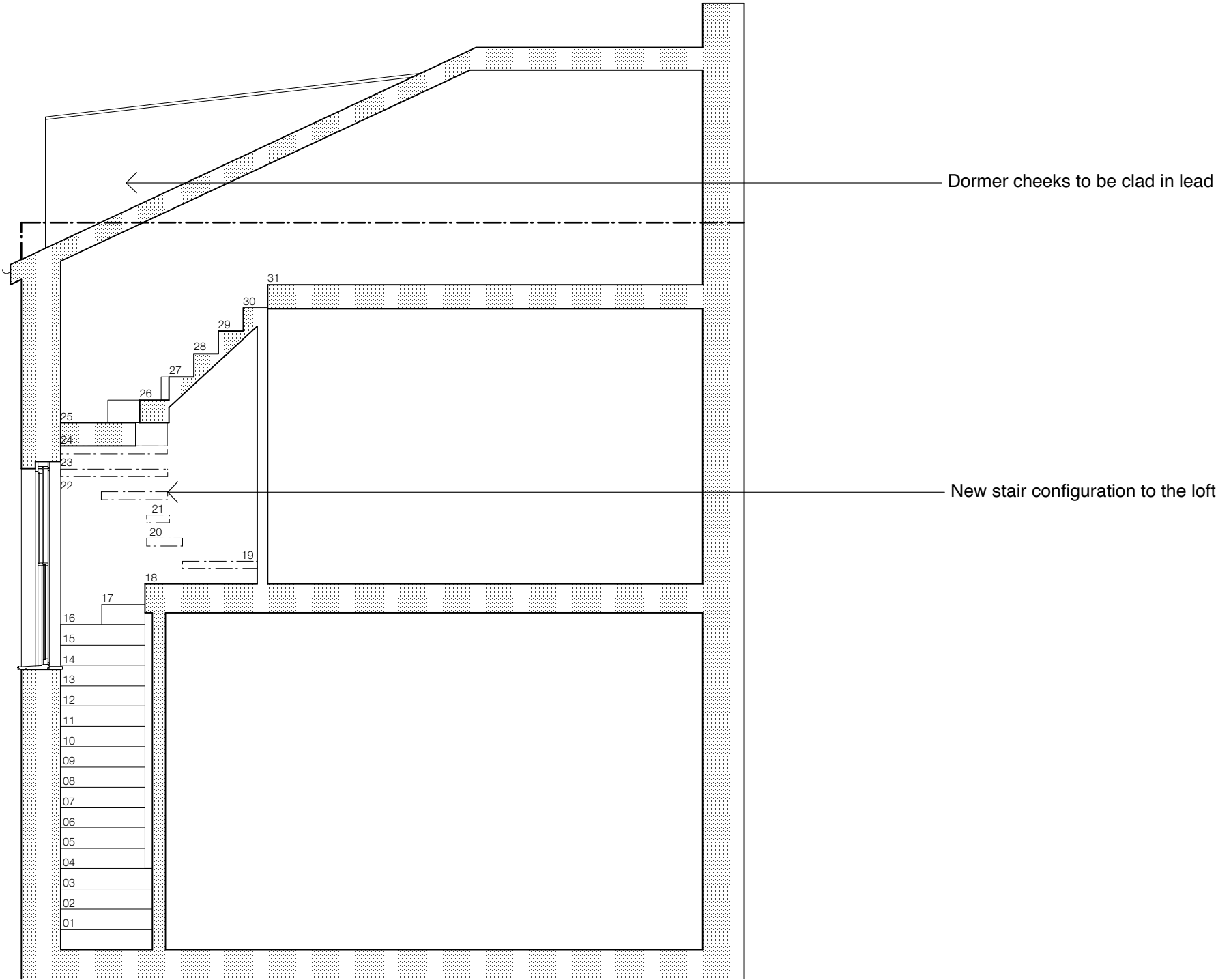
client

project

drawing title

date	drawn by	revision
Feb 2016	SP	P2
scale	checked by	drawing
1:50@A3	OB	261.310

CROSS SECTION BB as proposed



© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

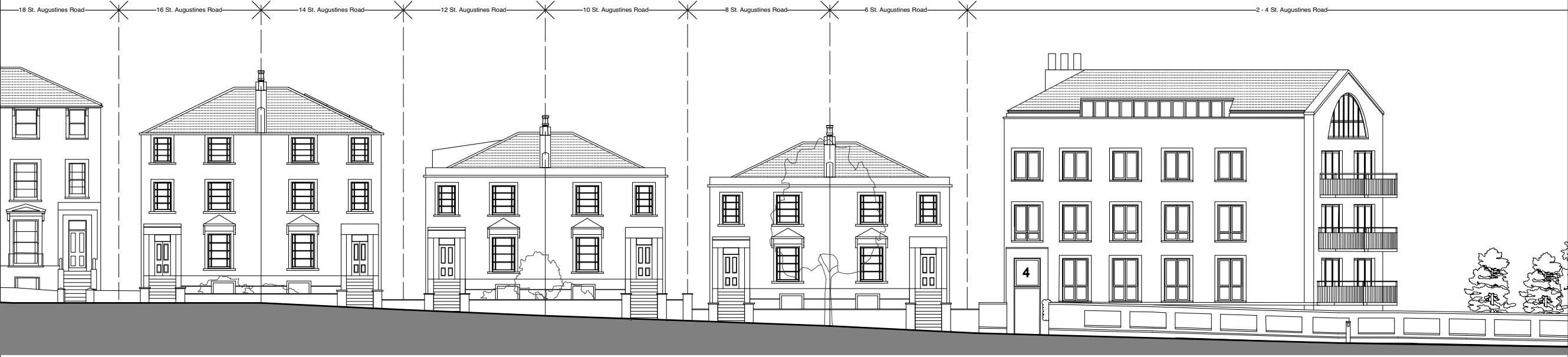
drawing title

Cross Section BB
as proposed

date	drawn by	revision
Feb 2016	SP	P2
scale	checked by	drawing
1:50@A3	OB	261.311



STREET ELEVATION as existing



STREET ELEVATION as proposed

© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

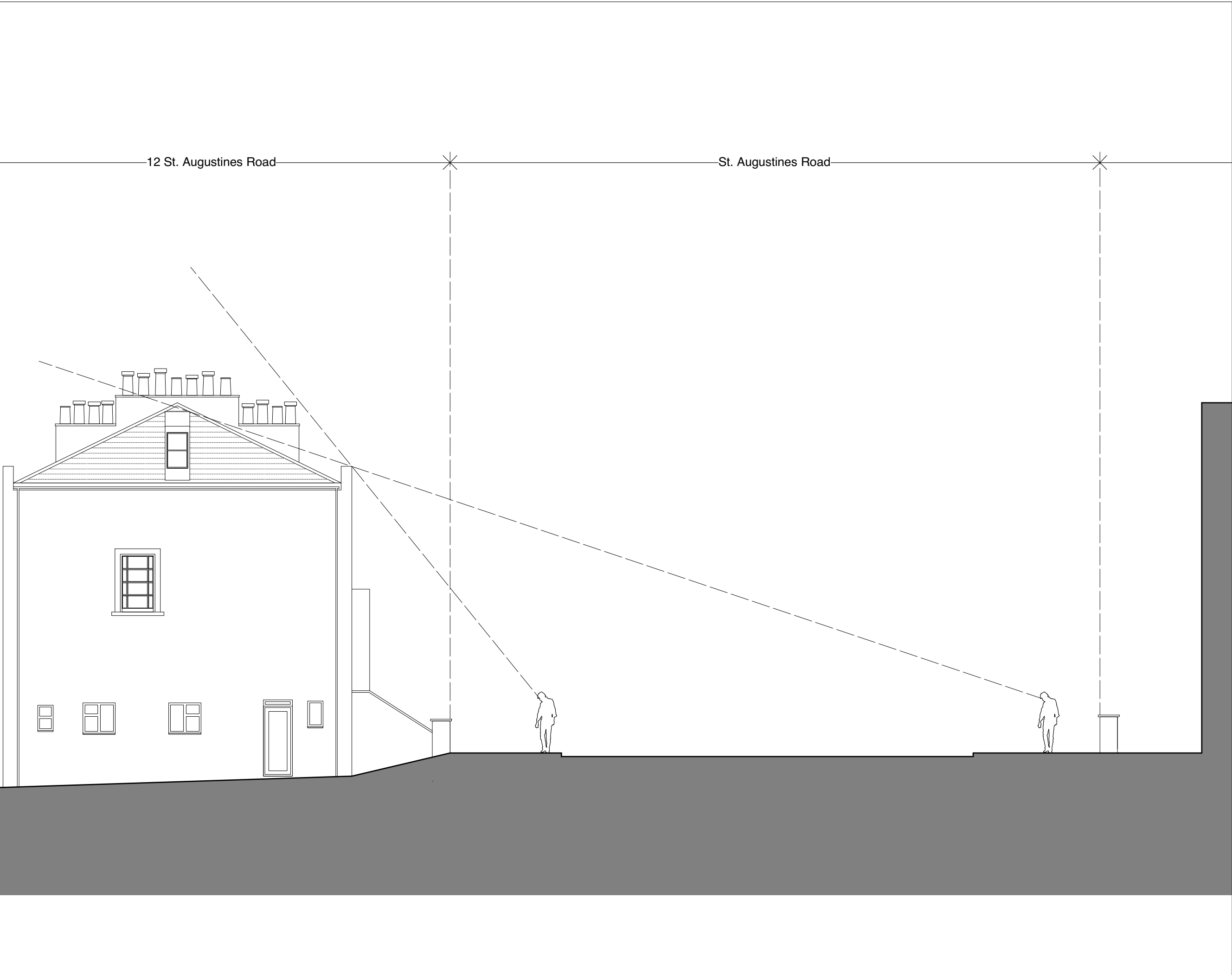
Street Elevations
as existing and proposed

date	drawn by	revision
------	----------	----------

Feb 2016	SP	P2
----------	----	----

scale	checked by	drawing
-------	------------	---------

1:250@A3 OB		261.320
-------------	--	---------



STREET SECTION as proposed

© 2016 Syte Architects Limited

drawing is copyright

use figured dimensions - do not scale dimensions from drawing

if the drawing exceeds the quantities in any way the architects are to be informed before work is commenced

drawing to be read in conjunction with structural engineer's drawings and specification

PLANNING ISSUE

revision notes

syte
ARCHITECTS

83-84 Benwick Street London W1F 8TS T 020 7734 8310 F 020 7734 8301

client

Nicholas Riddell

project

12 St. Augustine's Road
London NW1 9RL

drawing title

Street Section
as proposed

date	drawn by	revision
Feb 2016	SP	P1
scale	checked by	drawing
1:100@A3 OB		261.321