

Delegated Report		Analysis sheet		Expiry Date:		24/05/2021	
		N/A / attached		Consultation Expiry Date:		17/07/2021	
Officer				Application Number(s)			
Elaine Quigley				2021/1481/P			
Application Address				Drawing Numbers			
52 Menelik Road London NW2 3RH				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of existing rear dormer and replacement of existing windows in the front dormer window with Juliet balcony doors.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
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
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 23/06/2021 that expired on 17/07/2021. No consultation responses were received following the statutory consultation process.					
Local groups* comments: *Fortune Green Neighbourhood Forum		No response received from Fortune Green Neighbourhood Forum					

Site Description

The site is located on the east side of Menelik Road in close proximity to the junction with Minster Road that runs to the south. The site comprises a two storey with roof accommodation semi-detached single family dwelling that appears to date from the 1930's.

The site is not in a conservation area and there are no listed buildings within close proximity to the site. The eastern boundary of the site adjoins Hampstead Cemetery which is designated as an area of private open space and Site of Conservation Importance (SCI).

The site falls within the Fortune Green and West Hampstead Neighbourhood Area.

Relevant History

No relevant planning history

Adjoining properties (rear dormers cited as examples by the applicant)

35 Menelik Road

Certificate of lawfulness (proposed) was **granted** on 20/01/2009 (ref 2008/5844/P) for erection of a rear dormer roof extension with three windows, a side dormer with two windows and three rooflights on the front roofslope.

46 Menelik Road

Certificate of lawfulness (proposed) was **granted** on 26/08/2010 (ref 2010/3507/P) for erection of side and rear roof dormers at existing single dwelling house (Class C3)

50 Menelik Road

Planning permission was **granted** on 10/06/2020 (ref 2020/1492/P) for erection of a rear dormer window, rooflights to the front and side and a two-storey rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation.

Permission was **granted** on 09/12/2020 (ref 2020/4541/P) for non-material amendments to planning permission ref: 2020/1492/P dated 10/06/2020 for 'Erection of a rear dormer window, rooflights to the front and side and a two storey rear and side extension, alteration to rear facade, installation of double glazed windows to the front and new windows to the side elevation; 'namely to alter the fenestration on the first floor rear (north) elevation to remove timber cladding'.

Relevant policies

NPPF 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Fortune Green and West Hampstead Neighbourhood Plan

Policy 2 Design and Character

Camden Planning Guidance

Home improvements (2021)

Design (2021)

Amenity (2021)

Assessment

1. PROPOSAL

1.1 Permission is sought to enlarge the existing rear dormer and alterations to the front dormer window to replace the existing window with doors.

2. ASSESSMENT

2.1. The main issues which need to be assessed are

- design
- amenity

DESIGN

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area.

2.3 This is supported by the design policies in the Fortune Green and West Hampstead Neighbourhood Plan (NP). Policy 2 states "*All development shall be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead.*"

This shall be achieved by:

- Development which positively interfaces with the street and streetscape in which it is located.*
- Development which maintains the positive contributions to character of existing buildings and structures".*

2.4 Paragraph A14 specifically relates to roof extensions and states that "roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block views".

Rear dormer

2.5 The existing rear dormer is large and projects beyond the main hip roof which harms the integrity of the roof form. It does not relate well to the existing fenestration / rear elevation. The proposed dormer would further enlarge the size of the existing dormer in terms of its width (6.47m) taking it closer to the existing chimney breast (0.6m) and length (2.6m) and its depth (1.78m) and would appear to extend within 0.3m of the eaves of the rear roof slope. This would result in a large prominent dormer that would occupy most of the lower section of the rear roof slope. The proposed dormer window would not relate well to the existing fenestration / rear elevation and would appear rather cramped on the roof slope. Due to its size, and bulk the proposed dormer would not be sympathetic to the existing roof form and is considered unacceptable in design terms.

2.6 The applicant has drawn attention to other examples of roof extensions along the street. The rear dormer that was recently granted planning permission at no. 50 originally included a larger rear dormer that was amended during the course of the application to reduce its size. The rear dormer that was approved is smaller in size than the dormer proposed as part of this application being set in from the sides (1.15m from the shared parapet with the application site and between 0.77m and 3.6m from the roof hip), set down from the ridge (1.49m) and set up from the eaves (0.47m) of the main roof slope.

2.7 The agent had referred to other rear dormer windows that are larger than the proposed rear dormer. They include no. 35 Menelik Road and no. 46 Menelik Road. The side and rear dormers at nos. 35 Menelik Road and no. 46 Menelik Road were granted under certificate of lawfulness applications (see planning history). These types of certificates determine if the works fall within permitted development rights. They would not set a precedent when assessing a planning application which requires assessment against the Council's policy and guidance.

2.8 There is not much scope to enlarge the existing rear dormer above its existing size as any enlargement would further increase its dominance within the roofslope harming the integrity of the roof form. The existing rear dormer in terms of its width already sits quite close to the existing chimney breast and sits within close proximity to the eaves (0.8m) of the rear roof slope and extends up to and beyond the ridge of the sloping hipped roof. Although the dormer is prominent within the rear roof slope it is set in from one side, sits down from the ridge and sits up from the eaves. This means that's it retains a sense of subordination to the rear roof slope. It is considered that any enlargement would make it more prominent, and insensitive to its context and would fail to meet the requires of Policy D1, Policy 2 of the Fortune Green and West Hampstead NP and the following parts of the guidance in the CPG Home Improvements for dormer (2.2.1)

- 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;

Front dormer

2.9 The proposal also includes alterations to the existing front dormer. The existing front dormer is prominently visible from the street, despite its set back position from the front elevation. The lower cill of the dormer would be dropped to install a door opening with inward opening doors. The drawings are unclear about the detail of the proposals although the proposed plans indicate the removal of the roof apron below the dormer. Section drawings through the existing and proposed dormer were submitted by the applicant however this is still not clear. Extending the length of the dormer would have an impact on the integrity of the hip roof of the front gable. If the proposal was acceptable in all other respects a condition would be attached to any permission requesting details to be submitted to ensure that the integrity of the hip roof remains unaltered.

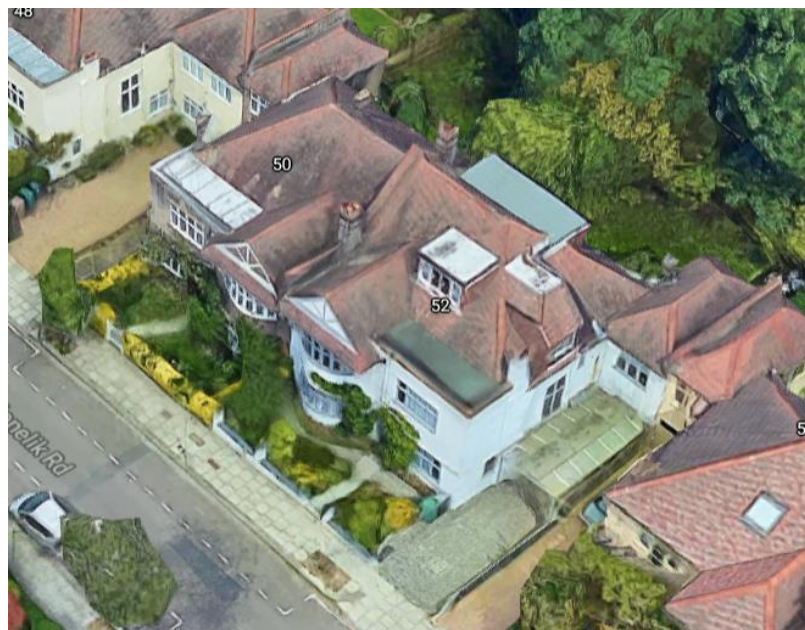


Figure 1: Ariel photo of the front elevation of the property showing the location of the front dormer

2.10 The proposed plans show the installation of a Juliet balcony however this has not been shown on the proposed elevations and the section drawing shows a projecting glazed balcony rather than one that would be flush with the new door opening. Despite this, the lower cill of the dormer and projecting balcony would be mainly screened by the front elevation of the property when viewed from the street. It would not be harmful to the character or appearance of the host building or the surrounding streetscene. If the application was acceptable in all other respects a condition would be attached securing detailed elevations and sections of the balcony.

2.11 Overall officers consider that the existing roofscape of the building has been significantly modified to the rear in the past, and that further enlargement of the existing dormers would be harmful to the roofscape and the character and appearance of the host the building.

AMENITY

2.8 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 alterations to the front dormer window.

3.0 CONCLUSION

3.1 Refuse planning permission