



Planning, Design and Access Statement

73 Minster Road, London,
NW2 3SJ

July 2021

WEA Planning
20-22 Wenlock Road, London, N1 7GU

T: 020 7993 2075
E: info@weaplanning.co.uk

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Chapter 1

Introduction

1. Introduction

- 1.1. This planning statement has been prepared by WEA Planning on behalf of Mr. Thomas James Dick and Mrs Mireille Patoine, to support the retrospective householder application for the retention of a rear dormer roof extension at loft level.

This statement sets out the background to the development (including planning history), the justification for the proposal and its accordence with the development plan. The statement refers to the development plans which comprise:

- The London Plan 2021;
- Camden Local Plan 2017
- Fortune Green and West Hampstead Neighbourhood Plan
- Camden Home Improvement SPG January 2021

- 1.2. The National Planning Policy Framework (NPPF) and the planning practice guidance to support the Framework sets out the Government's policies and how they are expected to be applied.

Site Description

- 1.3. The application site is situated within the London Borough of Camden (herein referred to as LBC) at 73 Minster Road, London, NW2 3SJ.

- 1.4. The existing property is a two-storey semi-detached single family dwelling located on the eastern corner of Minster Road. The property is not located in a Conservation area and is not covered by an Article 4 direction. However, the site is located within the Fortune Green and West Hampstead Neighbourhood Plan Area.

- 1.5. The property is a 1980s dwelling with facing brickwork with a front porch extension. The house comprises a main part with an original dual pitched roof with gable ends, and a subordinate two-storey side element that accommodates the garage and a bedroom. The roof of this two-storey element is set in from the ridge of the main roof. To the rear, the property has a single storey extension that leads to the side garden.

The proposal

- 1.6. The applicant converted the loft level of dwelling into habitable space and built a 18.4 cubic meters rear dormer to extend the loft space, on the assumption the roof benefited from permitted development rights. The dormer extension and the three rooflights were therefore designed to comply with the requirements of Classes B and C, Part 1, Schedule 2 of the General Permitted Development Order 2015 (as amended). The works started in October 2019 and were completed in December 2019.
- 1.7. Unbeknown to the applicant the property does not, in fact, benefit from permitted development rights to carry out works at roof level. These were removed by condition 4 of permission 36674 for the construction of the 5 dwellings 71-79 Minster Road. Condition 4 reads as follows: *“Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977, no development within Classes I & II of Schedule I of that Order shall be carried out, without the grant of planning permission having first been obtained from the Council.”*
- 1.8. Whether or not the condition is reasonable is a matter for separate debate. However, the applicant wishes to seek the path of least resistance to retain a policy compliant dormer
- 1.9. The applicant was contacted by a member of the LBC enforcement team in January 2021 after the construction was completed, noting that the structure did not benefit from planning permission.
- 1.10. Following receipt of this letter from LBC, the applicant instructed WEA Planning to prepare and submit a planning application to regularize the construction of this

rear dormer. This application now seeks retrospective consent from Camden Council for the retention of the loft extension as built.

1.11. The proposal seeks householder planning permission for:

“Construction of a rear dormer loft extension and installation of 3no. rooflights to front roofslope. (Retrospective).”

1.12. The purpose of this loft extension is to provide additional living space to accommodate the needs of a modern growing family. The development has allowed the creation of a much-needed additional bedroom and shower room at loft level to accommodate the needs of the applicant’s family.

1.13. The main considerations for this proposal are the impact of the proposal on the character and appearance of the property and its surrounding area and the impact of the proposal on neighbouring amenity.

1.14. The application submission addresses these issues and will demonstrate the development is acceptable and makes a positive contribution to this part of the borough.

Planning History

1.15. App Ref *PWX0202932*: Conversion of garage to habitable room and replacement of garage door with window. As shown on drawing no 310/1-8. – Granted December 2002.

1.16. App Ref *36674*: The erection of 5 2-storey townhouses (3 attic rooms), 2 with an integral garage and 3 with a car port, including the formation of a means of access to Menelik Road (detailed application pursuant to outline planning

permission granted on 31st March 1981 reg. no: 31606). – Granted October 1983.

- 1.17. App Ref 31606: The redevelopment by the erection of 5 dwelling houses to provide a total of not more than 21 habitable rooms, with associated access, turning area, garaging parking and landscaping – Granted March 1981.

Similar Planning Applications

1.18. There are several properties on this terrace and the surrounding streets that have planning approval for similar roof extensions. The relevant examples are listed below:

- a) App Ref 2007/5675/P: Application for Certificate of Lawfulness for a proposed loft conversion with rear and side dormers and front rooflights at 72 Minster Road, NW2 3RG
- b) App Ref 2016/2504/P: Erection of a rear dormer, a hip-to-gable roof extension and three front rooflights to the dwellinghouse (C3) at 64 Minster Road, NW2 3RG
- c) App Ref 2020/1492/P: 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 at 50 Menelik Road London NW2 3RH
- d) App Ref 2020/1506/P: Erection of a hip-to-gable roof extension and insertion of six rooflights to front and rear roof slopes, all to single dwelling house (Class C3) at 32 Menelik Road London NW2 3RH
- e) App Ref 2019/6064/P: Erection of a rear dormer extension and glass balustrade (retrospective) at 52b Sarre Road, NW2 3SL
- f) App Ref 2018/0658/P: Proposed erection of rear dormer window and installation of 3 rooflights to flat at Flat B, 156 Iverson Road, NW6 2HH

- g) App Ref 2016/3303/P: Erection of hip-to-gable roof extension and rear roof dormer with Juliette balcony. Alteration to side elevation chimneys. Installation of 3no. rooflights to front roof slope and 1no. side roof slope at First Floor Flat, 17 Sarre Road, NW2 3SN
- h) App Ref 2019/4041/P: Erection of a rear dormer roof extension; and installation of two rooflights to the front roof slope at 126 Mansfield Road
- i) App Ref 2019/2768/P: Erection of roof extension and front and rear dormers, and installation of front roof light at 50 Lady Margaret Road
- j) App Ref 2019/3781/P: Erection of roof extension involving rear dormer and front/rear rooflights. Alterations to rear terrace and replacement railings. Replacement of front windows with timber, rear fenestration alterations at 2nd floor and alterations to front garden at 33 Constantine Road

Chapter 2

Planning Justification

2. Planning Justification

Policy Considerations

- 2.1. The decision to grant planning permission has to have regard for the policies and proposals set out in the NPPF and development plan.

National Planning Policy Framework (NPPF)

- 2.2. In so far as the National Planning Policy Framework (NPPF) is concerned, the proposals respond to the following guidelines:
- Local authorities should ensure that developments “*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*” (para 127)

The London Plan 2021

- 2.3. Policy D3 – Optimising site capacity through the design-led approach

Paragraph D of Policy D3 states “*development proposals should:*

1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

7) *deliver appropriate outlook, privacy and amenity*

11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*

12) *be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building*

lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well”

Camden Local Plan 2017

- 2.4. Policy A1 is entitled ‘Managing the impact of development’ and sets the Council’s objective to protect the quality of life of occupiers and neighbours. In order to assess the impact of development, the Council will take into account visual privacy, outlook, noise and vibration levels, and odour, fumes and dust.
- 2.5. Policy D1 (Design) states: “The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; e. comprises details and materials that are of high quality and complement the local character”; for housing, provides a high standard of accommodation.”

Fortune Green and West Hampstead Neighbourhood Plan 2015

- 2.6. Policy 2 of the Neighbourhood Plan is entitled ‘Design and Character’ and requires all development to be of a high quality of design to complement and enhance the character and identity of Fortune Green and West Hampstead.
- 2.7. Development should have regard to *“the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces”*. The materials and colours should also reflect the appearance and character of the area.
- 2.8. With regards to extensions specifically, Policy 2 requires development to be “in character and proportion with its context and setting, including the relationship to any negative impact on them”

- 2.9. When considering a roof extension, the design guide stipulates *“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”*.

Home Improvements SPG January 2021

- 2.10. The Home Improvements CPG was adopted in January 2021 superseding the former Camden CPG *Altering and Extending your Home*. The Home Improvements CPG forms part of Camden’s Local Development Framework.
- 2.11. With regards, to roof extensions, the new CPG is more flexible than the previous *Altering and Extending your Home* CPG: *“The previous guidance presented a hard line approach of restricting development at roof level on any unbroken roofline. Under this guidance, a more flexible approach is proposed, to give more weight to existing older extensions and to those allowed under permitted development, in the immediate context of the building being proposed for extension, within and outside Conservation Areas”*
- 2.12. To determine whether a dormer extension would be acceptable, the CPG lists criteria that will be taken into account:
- *“The existing roof form and any previous extensions to it;*
 - *The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;*
 - *The pattern of development of neighbouring buildings to include historic extensions and new types of development;*
 - *Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.”*

2.13. At page 49, the CPG also makes the following recommendations:

- “• Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;
- Consider whether the dormer would have been permitted development if the property had not been converted into flats, only for properties outside Conservation Areas;”

Justification for the Proposal

2.14. The main considerations for this proposal application are:

- Design and appearance of the development
- Amenity impacts to neighbouring properties

2.15. Firstly, the CPG recommends to “*Consider whether the dormer would have been permitted development if the property had not been converted into flats, only for properties outside Conservation Areas*”.

2.16. The property is located outside of a Conservation Area and would have normally benefitted from permitted development rights. The only reason the proposed works do not constitute permitted development is that permitted development rights for roof extensions were removed in the original application for the creation of the dwelling. This was imposed by the LPA not necessarily with substantive justification, as requested by para 53 of the NPPF, and has not been challenged. Conditions such these are not recommended by government and “*should not be used to restrict national permitted development rights unless there is clear justification to do so.*”

- 2.17. This is a similar situation to a dwellinghouse losing its permitted development rights due to a conversion to flats, and this should be taken into account by the officer assessing the proposed development. Indeed, the fact it is a single dwellinghouse means it has a closer association to houses ordinarily benefiting from Permitted Development Rights than flats whereby there could be immediate amenity concerns.

High quality design

- 2.18. Regarding the materials, the proposed roof extension matches the property's original design and appearance. The dormer's rear elevation and side cheeks are clad to match the colour and materials of the existing brown tiles of the roof and red brick of the wall, while the windows have been designed to align with the windows at first floor level. The rooflights on the front roof slope have also been designed to replicate the design of rooflights to neighbouring properties, including 75 and 79 Minster Road. The materials used for the construction of the roof extension are therefore sympathetic to the host building and the local area.

Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development

- 2.19. As detailed in the Home Improvements CPG, the pattern of development in the local area is a key consideration for the assessment of roof extension. The CPG clearly states that the pattern of development includes other existing roof extensions in proximity, even if they are old extensions or were built under permitted development.

2.20. In order to assess the proposed development, it is therefore necessary to determine whether full width dormer extensions are part of the character of the area.

2.21. The roof extension replicates the form of the majority of the other recent roof extensions along Menelik Road, Minster Road, Sarre Road and other surrounding streets, adopting a gabled side elevation and a large rear dormer, which has now become part of the character of the area. The aerial view below shows the numerous rear dormer extensions that have been built in the local area.



Pic. 1: Aerial View of 73 Minster Road and surrounding area (Source: Google maps)

2.22. The dormer is set in 90cm from the eaves of the building and from both side elevations. Moreover, the addition does not extend above the ridge of the original roof with the dormer's roof sitting below the original ridgeline.

2.23. The proposal should be assessed using the same method and under the same policy principles as the previous application granted permission, other similar

proposals situated along Minster Road, Menelik Road and other neighbouring streets. Other examples are considered below.

- 2.24. When assessing retrospective application 2019/6064/P for a similar full width dormer at 52b Sarre Road, which was also erected without planning permission, the officer considered: “A number of properties along Sarre Road benefit from large dormer extensions, whether it be through permitted development or historical permissions. No two dormers are the same design or size, therefore the proposed enlarged dormer and glass balustrade are not considered to be out of character, nor would the changes disrupt the pattern of development along the rear elevations.

The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.”

(WEA Planning emphasis). Decision notice attached at **Appendix 1**.

- 2.25. All the approved proposals for similar dormer extensions within the vicinity were considered acceptable because the proposed roof extension ‘*would not be harmful to the streetscene*’ as stated by the officer assessing the application at 17 Sarre Road (ref 2016/3303/P).

- 2.26. The rear roof extension matches the design, scale and massing of the dormer at the nearby property at no.52b Sarre Road that was also granted retrospective planning permission. The proposed development matches the design of the neighbouring roof extensions at no.72 Minster Road and of other approved roof extensions in the local area such as no.64 on the other side of Minster Road (2016/2504/P) and is clearly of an acceptable visual appearance.

- 2.27. This argument and local context, which is now a key consideration of the Home Improvements CPG, was accepted by the officer assessing the proposal for a dormer extension at 52b Sarre Road in application 2019/6064/P.
- 2.28. The impact of the subject proposal is similar to other approved proposals and would cause little harm to the character and appearance of the area. Any harm would be no greater than the other approved proposals in the local area. The lack of heritage designation for the application site means the dwelling and street should be treated with equal merit to any other non-heritage designated site.
- 2.29. The high-quality design and material create a quality urban environment that respects and enhances its townscape context and heritage assets.

Visual Impact of the proposed development

The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography:

- 2.30. As detailed in the Home Improvements CPG, the visibility of a roof extension from the street and the wider area is an important consideration.
- 2.31. The extension at roof level is not visible from Menelik Road owing to the site's location with the rear of the property backing on Gondar Gardens. The constructed roof extension could only be partially visible when standing along a portion of Minster Road. However, due to the setback of the property away from the highway and the orientation of the building, the dormer is not visible from Menelik Road as illustrated by the Google streetview image below. This image is dated November 2020, after the construction of the dormer was completed in late 2019.



Pic 2: Streetview from Menelik Road and looking towards the application site (Source: Google Maps)

- 2.32. As such, the development is only visible from the rear windows of the Tudor Mansions, Downe Mansions and Clyda Mansions on Gondar Gardens. The development as built was carefully designed taking into account its impact on the host building and the local area.
- 2.33. The design of the dormer roof extension was also informed by the design and appearance of similar approved roof extensions in the area.

52b Sarre Road (2016/4699/P)

- 2.34. As noted above, the rear of the application site would be visible when viewed from the rear of the Tudor Mansions flats on Gondar Gardens. This is a broadly similar situation to the rear of 52b Sarre Road. Despite being clearly visible from Gondar Gardens, the property was granted planning permission by LBC for the construction of a full width rear dormer roof extension in 2016 (Ref

2016/4699/FUL), and for the retention of a larger dormer as built in 2020 (Ref 2019/6064/P).

- 2.35. When considering the impact of the roof extension to the parent building and the local area in 2016, the officer's assessment considered "*The proposed hip to gable roof extension is considered acceptable in this instance as it would match the roof profile of the adjoining property at No.54 and help to rebalance the appearance of this pair of semi-detached dwellings. The proposed rear dormer is very wide and in normal circumstances would be unacceptable. However it is considered on balance that its scale and size would not have an overbearing impact on the character of the host dwelling or the surrounding area and streetscene, given the presence of similar sized dormer extensions to properties along this side of Sarre Road (Nos.48-32) and the precedent set by an identically sized dormer approved recently in 2016 for a similar property at No. 17. The front rooflights are acceptable as modest features in the roofslope.*" (WEA Planning emphasis). Decision notice attached at **Appendix 2**).
- 2.36. Considering the similarities between the approved applications at 52 Sarre Road and the dormer as built on site, in terms of design, scale and size, it is considered that a similar approach should be taken by the Council when assessing the impact of the proposed dormer roof extension at 73 Minster Road.
- 2.37. The construction of a full width dormer roof extension at no.52 Sarre Rd was considered acceptable by the council, thanks to its minimal impact upon the visual appearance of the terrace, and its insertion within the emerging character of the Sarre Road.
- 2.38. The dormer extension at 52 Sarre Road is very prominent and visible from Gondar Gardens. In comparison, the roof extension at the application site is not

visible from any public vantage point and is only visible from the rear windows of neighbouring properties. As a result, the roof extension as built would have a much lesser impact on the visual amenities of the parent property and local area and should therefore be considered acceptable.

- 2.39. The subject site should be considered consistently with other decisions within the Local Authority area where full width dormers are part of the character of an area.

Flat C, 58 Minster Road (2016/3202/P - APP/X5210/D/17/3167398)

- 2.40. The recent approved application Ref 2016/3202/P at 38 Minster Road illustrates the correct approach for the assessment of roof extensions in the local area. 38 Minster Road is located to the south west of the application site. This property's roof extension would also be highly visible due to the proposed dormer being located on the side roof slope of the dwelling.

- 2.41. The application was refused by the Council by reason of the harm of the development on the character of the local area. However, the development was later allowed on appeal, with the Inspector stating:

“6. Notwithstanding this, the proposed side dormer would appear relatively small in the context of the overall area of the hipped roof plane in which it would be inserted. Furthermore it would be markedly set back from the front elevation of the building and would maintain reasonable clearance with the eaves and side edge of the main roof and even greater separation with the main ridgeline.

7. Accordingly the dormer would appear subordinate to the main dwelling and would be screened to a large extent by the projection of the adjacent building when viewed at distance from further along the street. From closer range the dormer would be visible. However to a significant extent this would be against the

backdrop of the main roof which, similarly coloured, would serve to visually absorb the structure. The development would not therefore tend to naturally draw the eye. Whilst the profile of the dormer would be more visible from directly opposite the site, this would only be fleetingly apparent in passing the property and its relatively limited size and set back on the roof plane would give the structure a recessive quality.

*8. I therefore conclude that the proposed side dormer would not result in harm to the character and appearance of the host building and the wider street scene. Accordingly it would not conflict with Policy CS14 of the London Borough of Camden Core Strategy 2010; Policy DP24 of the London Borough of Camden Development Policies 2010 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 insofar as they seek to promote the highest standard of design that protects the character of existing buildings and the surrounding area. Whilst the proposal would not strictly accord with all of the guidelines regarding dormer roof extensions contained in the Council's Design Planning Guidance 2015, in as much as it would not align precisely with lower floor windows and it might be argued that the dormer would interrupt an unbroken roofscape, the particular circumstances of this case, as set out above, are considered to justify the development" (See appeal decision at **Appendix 3**)*

- 2.42. This appeal decision confirms that the correct approach is for the LPA to flexibility when assessing the proposed development. The reduced visibility of the roof extension from the street is an important factor that must be taken into consideration when assessing a development proposal. The dormer as built is located to the rear of 73 Minster Road and is not visible from either Menelik Road or Minster Road, and as such, it would not have any harmful impact on the character of the local area.

50 Lady Margaret Road (2019/2768/P)

2.43. The recently approved application Ref 2019/2768/P at 50 Lady Margaret Road illustrates the Council's approach for roof extensions that do not meet all of the Council's Guidance. 50 Lady Margaret Road is located near Tufnell Park, to the east of the application site. This property's roof extension would also be highly visible due to the site being located on the corner of Lady Margaret Road and Ospringe Road.

2.44. The application for a full width dormer rear extension was granted permission in 2019 with the case officer stating: "*Although the proposed rear dormer is large and is not set back from the roof margins in accordance with Camden design guidance, a certificate of lawfulness was recently granted for an identical dormer under application reference 2019/2203/P. This certificate is a material consideration in the determination of this application, and demonstrates that granting planning permission for this development would not have a material impact in planning terms."* (WEA Planning underlining). The decision notice is attached at **Appendix 4**.

2.45. These examples show that, in similar contexts in the local area, LBC considered a roof extension to be an acceptable addition to its parent building and the surrounding area. It is considered that a similar approach should be taken when assessing this application that also proposes a well-designed dormer roof extension and that follows the established pattern of development within the area.

2.46. The proposed development is compliant with policies D1 of the Local Plan and Policy 2 of the Neighbourhood Plan and should therefore be considered acceptable. Considering the number of large dormers built to neighbouring properties, the development would not result in a harmful or incongruous

appearance and would comply with the guidance contained in the Home Improvements CPG. The retention of the existing dormer roof extensions should therefore be considered acceptable.

Amenity Impacts to neighbouring properties

- 2.47. The potential impact of the roof extension in terms of privacy and overlooking was considered at the design stage. Due to the size and scale of the dormer extension as built, the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. The dormer windows look onto the rear of the Clyda Mansions and Downe Mansions, similar to the existing first floor windows. The proposal therefore does not result in any harmful overlooking or loss of privacy for the neighbouring properties.
- 2.48. As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 of the Local Plan and should be approved on this basis.

Chapter 3

Conclusion

3. Conclusion

- 3.1. The proposed development should be seen in the context of scale, design, materiality, functionality and sustainability.
- 3.2. The retrospective planning permission is required because the existing dormer and rooflights were constructed without the benefit of planning permission. Permitted Development rights were withdrawn by a planning condition imposed on the original permission for the construction of the dwelling. The applicant does not agree this condition should have been imposed. However, the more straightforward approach is to apply for a retrospective policy compliant planning permission.
- 3.3. The design and size of the dormer replicate the numerous examples of full width dormer extensions that have been built in the local area.
- 3.4. This proposal should be assessed in the context of the lack of heritage designation for the application site. It should be treated with equal merit to any other non-heritage designated site.
- 3.5. The benefits of the proposal are summarised below:
 - The proposal does not harm the character of the existing building and area.
 - The proposal does not harm the neighbouring non-designated heritage assets
 - The proposal enhances the character and appearance of the host property by using the appropriate materials.
 - The proposal will result in no harm to the amenity or privacy of neighbouring properties

- 3.6. Most aspects of the proposal are supported by the guidelines set out within national and local development framework. The proposal is compliant with policies D1 and A1 of the Local Plan and with the design guidance contained in the Home Improvements CPG.
- 3.7. The design, the high-quality architecture and the materials enhance the character of the parent building improves the living conditions of the occupiers. Therefore, the proposal should be granted permission.
- 3.8. There are clear disbenefits to refusing the application in the disruption caused to immediate residents of the property and the local area and reducing the internal habitable floor space of the house.

Appendix 1

Application ref: 2019/6064/P
Contact: Alyce Jeffery
Tel: 020 7974 3292
Date: 10 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

WEA Planning
20-22 Wenlock Road
Hoxton
London
N1 7GU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
52 Sarre Road
London
NW2 3SL

Proposal:

Erection of a rear dormer extension and glass balustrade (retrospective).
Drawing Nos: Planning Design and Access Statement; Addendum Planning and
Design and Access Statement; 52SAR/221/01 REV A; 52SAR/221/02 REV A;
52SAR/221/03 REV A; 52SAR/221/04.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [52SAR/221/01 REV A; 52SAR/221/02 REV A; 52SAR/221/03 REV A; 52SAR/221/04]

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

In 2016 permission was granted for 'Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights' (2016/4699/P) and a subsequent s73 (2017/0169/P) was submitted and granted for 'Variation of Condition 2 (approved plans) of planning permission reference 2016/4699/P dated 11/10/2016 (Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights) namely to increase the depth of the approved dormer by 0.5 metres.' The applicant built out the dormer larger than what was granted and installed a glass balustrade without permission, therefore retrospective planning permission is sought for a larger dormer window and a glass balustrade.

The dormer would be set down from the roof ridge by approximately 100mm, and 600mm from the eaves. The glass balustrade would sit in front of the middle two dormer windows and be installed for safety reasons due to the floor levels. The balustrade measures 2.1m in width and 450mm in height. A number of properties along Sarre Road benefit from large dormer extensions, whether it be through permitted development or historical permissions. No two dormers are the same design or size, therefore the proposed enlarged dormer and glass balustrade are not considered to be out of character, nor would the changes disrupt the pattern of development along the rear elevations.

The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy.

No objections have been raised in relation to the works relating to the proposal, however 5 letters of support were received during the consultation period. The application site's planning history and relevant decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and NPPF 2019.

- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer

Appendix 2

Mrs Michalina Tar
Build London Architecture
36-38 Old Devonshire Road
London
SW12 9RB

Application Ref: **2016/4699/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 **1222**

11 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
52 Sarre Road
London
NW2 3SL

Proposal:

Erection of a side gable roof extension, a rear dormer extension and 2 front rooflights

Drawing Nos: 16181_PLN_05, 16181_PLN_06, 16181_PRE-07, 16181_PRE_08,
16181_PLN_00, 16181_PLN_01 Rev E, 16181_PLN_04 Rev E, 16181_PLN_03 Rev E,
16181_PLN_02 Rev E.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 16181_PLN_05, 16181_PLN_06, 16181_PRE-07, 16181_PRE_08, 16181_PLN_00, 16181_PLN_01 Rev E, 16181_PLN_04 Rev E, 16181_PLN_03 Rev E, 16181_PLN_02 Rev E.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed hip to gable roof extension is considered acceptable in this instance as it would match the roof profile of the adjoining property at No.54 and help to re-balance the appearance of this pair of semi-detached dwellings. The proposed rear dormer is very wide and in normal circumstances would be unacceptable. However it is considered on balance that its scale and size would not have an overbearing impact on the character of the host dwelling or the surrounding area and streetscene, given the presence of similar sized dormer extensions to properties along this side of Sarre Road (Nos.48-32) and the precedent set by an identically sized dormer approved recently in 2016 for a similar property at No. 17. The front rooflights are acceptable as modest features in the roofslope.

The proposed development would not give rise to any adverse impact on the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy. The proposed second floor window located on the flank elevation of the property would provide light for a new staircase and would not lead to increased levels of overlooking at the site.

Two objections were received following statutory consultation. These and the site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policy A13 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with

the London Plan 2016 and National Planning Policy Framework.

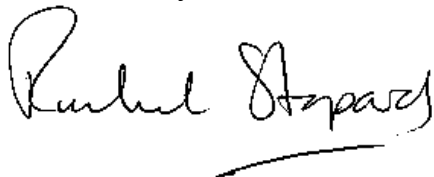
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



Rachel Stopard
Executive Director Supporting Communities

Appendix 3

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/D/17/3167398
Flat C, 58 Minster Road, London NW2 3RE

- 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 James Goudie against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/3202/P, dated 9 June 2016, was refused by notice dated 10 November 2016.
 - The development proposed is the erection of a side dormer and the insertion of rooflights into the front, side and rear roof slopes.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a side dormer and the insertion of rooflights into the front, side and rear roof slopes at Flat C, 58 Minster Road, London NW2 3RE in accordance with the application Ref 2016/3202/P, dated 9 June 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: P-07; E-01; P-06 A; P-05 G; P-11 B.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the dormer extension 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.

Procedural Point

2. For clarification I have amended the description of development to that given on the Council's decision notice as reflected on the appeal form.

Main Issue

3. The main issue is the effect of the proposed side dormer extension on the character and appearance of the host building and the wider street scene.
-

Reasons

4. The appeal property is within a residential area, characterised by large two storey semi-detached buildings set along a wide and sloping tree-lined street. It is part of a series of three semi-detached buildings with hipped roofs and which are very similar to one another in scale and appearance.
5. Although the aforementioned group of properties do not incorporate side dormers, there are other examples of this type of feature along the street, albeit that the Council has cited a case which it deems not to be in accordance with approved plans.
6. Notwithstanding this, the proposed side dormer would appear relatively small in the context of the overall area of the hipped roof plane in which it would be inserted. Furthermore it would be markedly set back from the front elevation of the building and would maintain reasonable clearance with the eaves and side edge of the main roof and even greater separation with the main ridgeline.
7. Accordingly the dormer would appear subordinate to the main dwelling and would be screened to a large extent by the projection of the adjacent building when viewed at distance from further along the street. From closer range the dormer would be visible. However to a significant extent this would be against the backdrop of the main roof which, similarly coloured, would serve to visually absorb the structure. The development would not therefore tend to naturally draw the eye. Whilst the profile of the dormer would be more visible from directly opposite the site, this would only be fleetingly apparent in passing the property and its relatively limited size and set back on the roof plane would give the structure a recessive quality.
8. I therefore conclude that the proposed side dormer would not result in harm to the character and appearance of the host building and the wider street scene. Accordingly it would not conflict with Policy CS14 of the London Borough of Camden Core Strategy 2010; Policy DP24 of the London Borough of Camden Development Policies 2010 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015 insofar as they seek to promote the highest standard of design that protects the character of existing buildings and the surrounding area. Whilst the proposal would not strictly accord with all of the guidelines regarding dormer roof extensions contained in the Council's Design Planning Guidance 2015, in as much as it would not align precisely with lower floor windows and it might be argued that the dormer would interrupt an unbroken roofscape, the particular circumstances of this case, as set out above, are considered to justify the development.

Conditions and Conclusion

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

Roy Merrett INSPECTOR

Appendix 4

Application ref: 2019/2768/P
Contact: Emily Whittredge
Tel: 020 7974 2362
Date: 9 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DISTRICT Architects
Unit 4 . Blackwater Court
17-19 Blackwater Street
East Dulwich
SE22 8SD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**50 Lady Margaret Road
London
NW5 2NP**

Proposal: Erection of roof extension and front and rear dormers, and installation of front roof light.

Drawing Nos: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 033.(3).0.001 Rev B, 33.(3).0.002 Rev B, 33.(3).3.100, 33.(3).0.202, 33.(3).0.302, 33.(3).3.300, 33.(3).0.102, 33.(3).3.200, Design and Access Statement (District Architects, May 2019).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission

The proposed front dormers are subordinate in scale and location to the front roof slope and respects the character and setting of neighbouring buildings. The building is not listed or within a conservation area.

The pitched roof extension over the southern side of the dwelling would help to unify the appearance of the terrace. Due to the proposed extension's size and location on the end of the terrace, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

Although the proposed rear dormer is large and is not set back from the roof margins in accordance with Camden design guidance, a certificate of lawfulness was recently granted for an identical dormer under application reference 2019/2203/P. This certificate is a material consideration in the determination of this application, and demonstrates that granting planning permission for this development would not have a material impact in planning terms.

The front dormers and front roof light are modest in scale and acceptable in terms of their siting, number and detailed design. Although there are not currently front dormers within the terrace, the proposed dormers are sympathetic in appearance and are not considered to adversely affect the character of this unassuming post-war terrace, or of the wider street scene, which is not within a conservation area.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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

Yours faithfully



Daniel Pope
Chief Planning Officer