

Delegated Report	Analysis sheet		Expiry Date:	06/09/2021
	N/A / attached		Consultation Expiry Date:	12/09/2021
Officer		Application Number(s)		
Adam Greenhalgh		2021/3382/P		
Application Address		Drawing Numbers		
17 Jeffrey's Place London NW1 9PP		See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of full width dormer to the rear roof slope including a door onto a rear balcony; removal of existing rooflight on the main roof and formation of a raised skylight, creation of opening onto main roof and formation of decked terrace on main roof with front and rear glass balustrades; replacement front roof slope with three new rooflights				
Recommendation(s):	Refuse planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	05	No. of objections	03

**Summary of
consultation
responses:**

Site notices were displayed on 18/08/2021. The statutory consultation period for these expired on 11/09/2021. A Press Ad was published on 19/08/2021. The statutory consultation period for this expired on 12/09/2021. 5 letters of objection were received (3 from the same person).

Objections raised related to:

- Unacceptable overlooking of adjoining gardens
- Overshadowing/loss of light
- Inappropriate appearance of proposed dormer extension; over-dominant form of development; harm to roofscape
- Inappropriate appearance of rooflights in front roofslope and harm to appearance of Conservation Area
- Lack of drainage details

Site Description

17 Jeffrey's Place is a 1970's 4 storey terraced house situated within a terrace of 8 similar terraced houses on the north side of Jeffrey's Place in the middle of the Jeffrey's Place Conservation Area. It is of yellow brick walls and a hipped roof which has slopes at the front and rear and a flat central area. There are no windows in the front roof slope, a window and access stairs on the rear roof slope and a protruding skylight on the flat roof. The other houses in the terrace have similar shaped roofs with various shaped skylights/rooflights on the flat central roofs. There are no rooflights in the front roof slopes.

The Jeffrey's Street Conservation Area Statement notes : 'On the north side is a row of four storey modern town houses (Nos. 12-19), built in the 1970s, of stock bricks, with the top floor set back behind roof terraces. These buildings fit in comfortably with the scale and character of Prowse Place and are good examples of modern backland development providing four storey buildings, which succeed in being subordinate to the Georgian buildings in Jeffrey's Street in terms of scale'.

The application property (and nos. 12 – 19 Jeffrey's Place) are noted as being 'positive contributors' in the Jeffrey's Street Conservation Area Statement.

Relevant History

17 Jeffrey's Place:

2021/3378/P - Alterations to front elevation by way of removal of front door and garage door and installation of new timber/glazed front floor and inward openings sliding doors (with garage to be converted into habitable space). Demolition of boiler housing/cupboard at rear and erection of single storey rear extension. Internalisation of first floor rear balcony and re-siting of double doors with metal balustrade in rear elevation. Formation of window in rear elevation (2nd floor level) – not yet decided

2004/0576/P - Alterations to the rear elevation including new and enlarged window openings, new glass doors at second floor level with aluminium balustrade – granted 26/03/2004

12 Jeffrey's Place:

2010/1052/P - Installation of 8 photovoltaic panels on a roof of existing dwelling house (Class C3) – granted 21/04/2010

PEX0100768 - Alterations to roof and creation of a roof terrace at the rear of the property at third floor level – refused 06/11/2001 – appeal dismissed 10/09/2002

H12/18/A/20400 - Construction of a balcony at third floor level Refused 26/05/1975 - appeal dismissed 23/04/1976

15 Jeffrey's Place:

PE9800921 - The erection of a balcony at rear second floor level – refused 28/01/1999

16 Jeffrey's Place:

P9602639 - Installation of a 900 mm wide x 2000 mm long steel balcony at the second floor level, and lowering of existing cill and fitting of patio doors to provide access to the balcony – refused 16/10/1996

18 Jeffrey's Place:

9501556 - Erection of a roof light plus addition of a balcony to the rear elevation – granted 27/10/1995

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

Camden Planning Guidance

CPG Design (2021) - S.2 Design Excellence; S.3 Heritage

CPG Amenity (2021) – S.2 Overlooking, privacy and outlook; 3. Daylight and Sunlight

CPG Home Improvements (2021) – Roof Extensions – Dormer, New Roof Level, Balconies

Jeffrey's Street Conservation Area Statement (2002)

Assessment

1.0 Proposal

1.1 The proposal is to create a rear dormer extension in the rear roof slope (with the formation of a balcony/terrace behind the rear wall of the building), the formation of a new skylight on the central flat roof with access to a roof terrace on this part of the roof (plus glass balustrades at the front and rear) and the installation of three rooflights in the front roof slope.

1.2 The rear dormer extension would extend across the rear roof slope and it would be 2.5m in height, sitting 500mm below the flat roof at the top of the building. It would be zinc clad and it would feature a window and a door which would give access to a balcony on the three storey bay at the rear of the building and across the main building (500mm in depth).

1.3 The existing skylight on the flat, central part of the roof would be replaced by a 1m high, 2.75m long flat roofed skylight which would provide the head height for an internal staircase from the third floor up onto the flat central part of the roof where a roof terrace would be formed. This would have 1m high glass balustrades at the front and rear edges of the flat roof.

1.4 Three 600mm x 800mm rooflights would be formed in the front roof slope of the house.

2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and Conservation
- Impact on amenity
- Other matters

2.2 Design and Conservation

2.3 The proposed dormer extension, new skylight and glazed balustrades and front rooflights by way of their size, siting, design and appearance, would detract from the architectural merits of the building and the character and appearance of the townscape.

2.4 There are no other rear dormer extensions in the terrace. The Home Improvements CPG notes

that unbroken rooflines in Conservation Areas hold heritage value. In principle, the formation of a rear dormer extension would impair the unbroken roofline of the terrace (Note: All the buildings in the terrace are noted as being 'positive contributors' in the Jeffrey's Place Conservation Area Statement). Also, in practice and design, the rear dormer extension would fail to comply with the advice that rear dormers should be set 'within' the roof slopes and subservient to the roof and the building.

2.5 The proposed rear dormer extension would therefore be unacceptable in principle, because it would interrupt the uniformity, rhythm and symmetry of the terrace and it would be unacceptable in its design because it would fail to respect the building's form and character and would harm the architectural character of the building and the form and composition of the terrace.

2.6 The proposed skylight on the roof and formation of front and rear glazed balustrades would also harm the uniformity and profile of the roofscape (when viewed from the front and the rear) and these additions would also represent alien features which would detract from the townscape and heritage value of the application property, the terrace and the Conservation Area. There are no objections in principle to a skylight on the roof because there are modest skylights on the buildings in the terrace, but the raised and enlarged skylight and the glazed balustrades would not be characteristic of the architecture of the terrace and they would adversely affect the visual amenity of the group.

2.7 There are no rooflights in the front roof slopes of any other buildings in the terrace and the proposal to install three rooflights in the front roof slope, by way of their siting, appearance and illumination would harm the appearance of the streetscene and the visual amenity of the area.

2.8 Given the advice in the Jeffrey's Street Conservation Area Statement, the formation of rooflights in the front roof slope would harm the uniformity of the terrace and would be unacceptable in principle.

Impact on amenity

2.9 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.10 There are skylights on the flat roofs of both immediately neighbouring properties and the proposed terrace on the roof at the application site would result in potential direct overlooking into the rooftop rooms of the immediately neighbouring properties to the detriment of the amenity of occupiers. Concern has been raised regarding the potential for overlooking of adjoining gardens. The new balcony/terrace at third floor level (served by the new rear dormer extension) would be inadequately screened to prevent increased overlooking of adjoining gardens. The application property sits close to the gardens of the properties to the rear (12, 14 and 16 Jeffrey's Street) because the rear patio at the application site is only 2.75m in depth. Consequently, the new balcony at the rear at third floor level would result in significant increases in direct overlooking of adjoining gardens.

2.11 Concern was also raised regarding overshadowing/loss of light. However, give the 'set-back' of the rear dormer extension from the rear elevation and the siting and design of the new rooftop skylight, it is not considered that there would be any significant overshadowing of any neighbouring rooms or gardens.

2.12 The proposed rooflights in the front roof slope would not result in any overlooking or loss of light. However, the design and appearance, and illumination, would result in a loss of visual amenity (as described in 'Design and Conservation' above). The proposed rear dormer extension and rooftop skylight/balustrades would not result in any direct loss of outlook from any neighbouring rooms or gardens but they would result in harm to the appearance of the townscape and Conservation Area as set out in Design and Conservation above.

Other matters

2.13 One of the letters of objection which has been received mentions the lack of drainage details and the potential for water run-off onto neighbouring sites. For a proposal of this size there should not be significant pressure on the drainage network and the issue of drainage connections and water discharge are not planning matters. They are matters for the Building Regulations and Thames Water consents.

3.0 Recommendation

3.1 Refuse planning permission

1. The proposed dormer extension, new skylight and glazed balustrades and front rooflights, by way of their size, siting, design, materials and appearance, would detract from the form and character of the building, the quality of the townscape, the uniformity of the terrace, and the character and appearance of the Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.
2. The proposed terrace on the roof and the balcony/terrace at third floor level would result in direct overlooking of adjoining rooms and gardens at nos. 16 and 18 Jeffrey's Place and 12, 14 and 16 Jeffrey's Street. The development would therefore result in a loss of privacy for neighbouring occupiers contrary to policy A1 (Managing the impacts of development) of the LB Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.