

<b>Delegated Report (Refusal)</b>		<b>Analysis sheet</b> N/A / attached	<b>Expiry Date:</b> <b>Consultation Expiry Date:</b>	<b>05/02/2021</b> <b>21/02/2021</b>
<b>Officer</b> Joshua Ogunleye		<b>Application Number(s)</b> 2020/5780/P		
<b>Application Address</b> 1 Steele's Road London NW3 4SE		<b>Drawing Numbers</b> Refer to Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b> Erection of a dormer on the rear roofslope				
<b>Recommendation(s):</b>	Refuse Permission			
<b>Application Type:</b>	Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
Summary of consultation responses:	<p>Site notice consultation: 28/01/2021 until 21/02/2021  Press notice consultation: 27/01/2021 until 20/02/2021</p> <p><b>One letter of objection was received from neighbouring property</b></p> <ul style="list-style-type: none"> <li>• Blockage of sunlight to front basement and ground floor front bays</li> <li>• Lack of privacy to both basement and ground floor window bays</li> <li>• Previous builds at Number 1 have caused a history of structural and flooding damage to us at number 2 see</li> <li>• Camden housing department for history</li> <li>• No party wall agreement: Nobody has approached us at Number 2 for any form of consultation.</li> </ul>					
Eton CAAC objection:	<ul style="list-style-type: none"> <li>• But the proposed dormer window lacks the qualities that make the side extension such an astutely handled addition to the house.</li> <li>• Whether or not it is no larger than the dormer at 5 Steele's Rd, as claimed, it is too big a presence on the segmented rear slope of roof. It is clearly not just a dormer window (as the drawings show, the window itself is only a part of this proposal) but a form of extension to bedroom 6, which results in a lumpish presence on the roof leaded or not.</li> </ul>					
<b>Site Description</b>						
<p>The application relates to a semi-detached three storey (plus basement) property on the southern side of Steele's Road at the corner of Fellows Road. The host property is constructed with yellow stock bricks and hosts timber sash windows with 2/2 glazing bars on its front. The rear hosts a mixture of 3/3 and 4/4 glazing bars.</p>						
<p>The property appears similar to other properties along this section of the road in particularly with its shallow pitched hipped roof which is visible along Fellows road. Due to the site's sloping topography ground level at the property's front is higher than ground level within the rear garden area. The application property is in use as a single family dwelling house and benefits from a sizeable rear garden area.</p>						
<p>The property is located within the Eton Conservation Area and is recognised as being a positive contributor. It is in a very prominent location and the rear elevation (and roofscape) is highly visible from within the public realm.</p>						
<b>Relevant History</b>						
<p><u>Application site</u></p> <p>2020/5779/P - Erection of a single storey side extension, alteration to existing side boundary wall and front light well, plus installation of a replacement rooflight on the rear roofslope. Granted on 07/04/2021</p>						

## Neighbouring property No.5 Steele's Road

2008/1116/P, - Erection of dormer in the rear roof slope to provide additional accommodation for the dwellinghouse. – Granted on 20/05/2008

### **Relevant policies**

#### **National Planning Policy Framework 2021**

#### **London Plan 2021**

#### **Camden Plan 2017**

A1 Managing the impact of development  
D1 Design  
D2 Heritage

#### **Other Planning Policies / Guidance**

CPG Altering and extending your home (2021)  
CPG Design (2021)  
CPG Amenity (2021)

#### **Eton Conservation Area Statement (2002)**

### **Assessment**

#### 1.0 Background

##### 1.1. Planning permission is sought for :

- Installation of a new rear dormer (measuring approximately 3.51m (w) x 2m (height) x 4.9m (Deep)
- The proposed dormer would comprise a timber sash window with 8 panes measuring 1.7m (w) x 1.3m (height).
- No revisions have taken place during the course of the application

#### 2. Design

##### The National Planning Policy Framework 2021 (NPPF)

- 2.1. The NPPF requires its own exercise to be undertaken as set out in chapter 16 – Conserving and enhancing the historic environment. Paragraph 199 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal.
- 2.2. Paragraphs 199-208 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:
- 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 2.3. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2,

the Council will seek to preserve and, where possible, enhance Camden's conservation areas.

- 2.4. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.5. CPG Home Improvements (2021) states on page 48:
- *'Dormers should be subordinate in size to the roof slope being extended;*
  - *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*
  - *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
  - *The type, design and alignment of windows would relate to the ones below;*
  - *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;'*

#### Local Character

- 2.6. 1-14 Steele's Road comprise semi-detached villas. Nos. 1-8 are shown on the 1866 survey and it is likely that the remaining group were added shortly thereafter. The villas are on three storeys above ground. The ground floor is raised with substantial brick porticos and bay windows at ground floor and stucco detailing around first floor windows. The villas are built in an attractive light buff coloured facing brick.
- 2.7. The rear elevations of 1-8 Steel's road is visually prominent from the northern side of Fellows Road. The rear roofslopes are visible within the short and long views from within the public realm. The existing rear roofslope is unaltered, as is the roof of the attached property at no. 2 that the host dwelling forms a pair with. Other properties have historic rear dormers. These are less visible from the public realm and it is not considered that any existing unattractive development would justify further more prominent harm.

#### Proposed Dormer

- 2.8. The proposed rear dormer would be approximately 3.1m wide, 2m high, and 4.9m deep. It would result in the breaking up of an otherwise unbroken roofscape between the application site and its attached pair. The proposed dormer would be set down by 0.33m from the ridge line and a similar setback from the eaves. A setback of 0.5m is proposed from its flank wall with no.2; however, there would be only a minimal setback from the hipped roof. Overall, it is not considered that these setbacks would be sufficient to minimise the visual bulk of the proposal from various vantage points along the streetscene in particular from Fellows Road. The proposed dormer is considered to dominant the roofslope it would be inserted to. It would also result in the unbalancing an otherwise uniform pair of semi-detached buildings.
- 2.9. The proposed dormer's visual bulk would be more noticeable given the flank walls close proximity to the host property's side-hip. The proposal would obstruct enjoyment of the host property's roof form as well as the flank chimneys to the detriment of the surrounding area. As such it would constitute an incongruous form that would fail to preserve or enhance the character and appearance of the host property, the attached neighbouring building and the Eton Conservation Area.

## Materials

- 2.10. The proposed dormer would be lead faced and the window would be timber framed and sliding sash. Whilst the proposed materials would be acceptable in principle, officers consider their arrangement within a visually sensitive location does little to lessen the proposed dormer's visual bulk. The placement of the glazing on the left and having a solid massing on the right would result in an inappropriate addition. The proposed dormer's void to mass ratio would only serve to draw attention to the proposed dormer's incongruous form within the streetscene. Furthermore, the window is a similar size to the one below it and would benefit from a smaller more sensitive opening to not undermine the hierarchy of the building (dormer windows should be smaller to not compete with the windows of the main elevation below them). Therefore, the dormer's detailed design would be further detract from the host property's character and appearance as well as the Eton Conservation Area.
- 2.11. Overall, the proposals would result in harm to the host building's appearance and character and the Eton Conservation Area. The proposal would result in less than substantial harm to the designated heritage, which the Council considers is not outweighed by any public benefits brought forward by the scheme. Whilst extra living space as proposed by the development is noted, this is considered to have limited public benefit and similar benefits could be achieved with a loft conversion without an external manifestation or a more sensitive rooflight.

## 3. Amenity

- 3.1. Policy A1 states that the council will seek to protect the quality of life of occupiers and neighbours and ensure the amenities of occupiers and neighbouring is protected. Paragraph e further states that factors impacting visual privacy and outlook would be considered.
- 3.2. The proposed dormer window would overlook a blank elevation of No.2 Fellow Road. Therefore it is considered that the proposed rear facing window would not introduce unacceptable overlooking impacts. It is also noted that the host property already has high level rear facing windows.
- 3.3. Given its position on the host property's rear roofslope, it is not considered that the proposed development would cause undue harm to the residential amenities of neighbouring properties by way of loss of daylight/sunlight or outlook nor would it be likely to result in overbearing impacts.

## 4. Conclusion

- 4.1. The proposed rear dormer, by reason of its location, massing, size and detailed design, would appear as a visually obtrusive and incongruous addition to the property and would disrupt an unaltered roofslope of a semi-detached pair of properties. It would thus harm the character and appearance of the host building, semi-detached pair of which it forms part, streetscene and Eton Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

**Recommendation: Refuse planning permission**