

Delegated Report		Analysis sheet		Expiry Date:		09/09/2021	
		N/A		Consultation Expiry Date:		17/10/2021	
Officer				Application Number(s)			
Obote Hope				2021/2409/P			
Application Address				Drawing Numbers			
Flat 2 21 Glenloch Road London NW3 4DJ				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a rear dormer roof extension and installation of 3 x conservation rooflights on rear roof slope, for the use of the loft as ancillary habitable space.							
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. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		A site notice was posted between 23/09/2021 and 17/10/2021. A press notice was published on 23/09/2021 and 17/10/2021 No comments/objections have been received as a result of the consultation process.					

Belsize CAAC	<p>Objection received from the Belsize Conservation Area Advisory Committee raised the following objection:</p> <p>The extent of the dormer is excessive. The width should only be sufficient to accommodate the windows, the height should be to a normal cill level and not extend down to the floor. If the dormer windows are to be double glazed the width of the glazing bars should be no larger than for single glazing.</p>
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Site Description

The application site is located on the south side of Glenloch Road close to the east of Glenilla Road and is located within the Belsize Park Conservation Area. The site comprises a two storey with attic mid-terrace residential property divided into flats. The host building is considered to make a positive contribution to the conservation area.

The host building is within the character area that is recognised for its distinctive Edwardian detailing, with elevations of strong rhythm that gives consistency to the terrace, making a positive contribution to the significance of the heritage asset.

Relevant History

Relevant planning history at the application site:

19015: Change of use to 3 self-contained flats, including works of conversion. Granted on 28/08/1974.

2018/1899/P: Planning permission for erection of a dormer roof extension to the rear roof slope. Refused on 25/10/2018.

RfR:

The proposed dormer extension, by reason of scale, bulk, and detailed design would be detrimental to the character and appearance of the dwelling and the Belsize Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017. Appeal dismissed on 18/10/2019 .

The inspector felt that *‘Overall the proposal would fail to preserve or enhance the character and appearance of the conservation area. The proposed development would not conserve the heritage asset in a manner appropriate to its significance in line with one of the core planning principles of the Framework. Therefore, for the reasons given, the development is unacceptable and the appeal should not succeed’.*

Other relevant site

2021/1833/P - 23 Glenloch Road - Planning permission for erection of a rear dormer window and removal of existing rear chimney stack. Granted 23/06/2021.

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 (Design)

Policy D2 (Heritage)

Policy A1 (Managing the Impact of development)

Camden Planning Guidance 2021

CPG- Design: Chapters 1, 2 & 3

CPG- Home Improvements : Section 2.2.1 and 3.4

CPG- Amenity: Chapter 2, 3

Assessment

1.0 Proposal:

1.1 The development is for a rear dormer extension on the lower part of the roof slope measuring approximately 3.26m (W) x 2.48m (H) x 4.4m (D). Three conservation style rooflights are also proposed on the upper part of the rear roof slope, measuring 0.8m (W) x 0.5m (H).

1.2 The loft extension will be in relation to the existing residential flat and accommodate a bedroom.

1.3 The key issues in the assessment of the proposed scheme are:

- Heritage and Design
- Impact on neighbouring amenity

2.0 Design:

2.1 Policy D1 (Design) of Camden's Local Plan 2017 aims to achieve the highest standard of design in all developments, and be of the highest architectural and urban quality, which improves the function, appearance, and character of the area. The policy also requires development to respect the local context and character.

2.2 Paragraph 2.2.1 of Camden's CPG 2021 (Home Improvements) stipulates that *"The aim of the dormer structure is to house a vertical window to bring in more light and air into the loft space and make it habitable, without adding to the overall roof height. The design of a dormer should therefore emphasise the glazing element and the solid structure should complement this in a form and scale appropriate to the roof being extended. Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained."* The Council also expects dormer windows to be subordinate in size to the roof slope being extended; and to maintain even distances to the roof margins (ridge, eaves, side parapet walls)".

2.3 The application site is part of Sub Area Four: Glenloch Area within Belsize Conservation Area. The Belsize Park Conservation Area Statement sets out that dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. It goes on to say that development should respect existing features such as roof lines. The Camden Planning Guidance (CPG) Design 2021 highlights that development in conservation areas should preserve, and where possible enhance, the character and appearance of the area. The Council's, Home Improvements further sets out what is broadly acceptable design for rear dormer. The previous application was withdrawn following advice from the planning officer as it failed to accord with the above advice. The applicant has failed to address the concerns raised in this submission, as such the proposal is contrary to guidance hence should be refused.

2.4 Within the terrace row the application site is part of, there is a mix of roof typologies. Six properties within the terrace row have a long rear slope above closet wings. The Google aerial views shows that other properties within the terrace row have been extended historically with rear dormers on the lower part of the roof slope. As such, dormer extensions are part of the character of the terrace row.

2.5 The proposed dormer is not sympathetic and fails to respect the host building and wider terrace row. The dormer is considered too bulky and overbearing in terms of its height, form, scale and appearance, in relation to the existing rear roof slope. It is not considered to be a modest 'dormer' sitting within the roof slope and is considered to dominate and overwhelm the roofscape and would not be subordinate in terms of its relationship with the host building. The siting, design and appearance of the proposed dormer extension would be an inappropriate addition to the host building detracting from its character and appearance and the area in general.

2.6 There is a recent permission granted for a dormer extension within the vicinity of the site, at no. 23 Glenloch Road (2021/1833/P). The approved dormer is considered proportionate in comparison to what is being proposed here, given its size, siting, design and appearance. Due to the proposed height and overall design, the proposed dormer would not be in keeping with the character of neighbouring development and would not represent a subservient addition to the roof of the building and would therefore detract from the heritage or townscape value of the building and the character and appearance of the Conservation Area.

2.7 The rooflights proposed on the rear roof slope, due to their number, form and design are not considered acceptable as they would further reduce the area of roof slope and erode the existing roofscape character. As such, the proposed rooflights would not be subordinate both in size and number to the roof slope being altered and would fail to ensure consistent rhythm with other rooflights on adjacent/neighbouring roofs, as advised by CPG guidance 'Home improvement'.

2.8 Overall, the proposed rear dormer extension and rooflights are considered to be unacceptable due to their bulk, scale, size, scale, appearance and detailed design and would detract from the character and appearance of the host building, terrace row and wider area, setting an unacceptable precedent. In line with policy D2 and the statutory duties as set out under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Enterprise and Regulatory Reform Act 2013. The proposed roof extension and alterations would fail to preserve or enhance the character and appearance of the host building or conservation area. When harm is identified from new development, NPPF requires its own exercise to be undertaken to balance the harm with any public benefits, as a result of the proposed development. Given the proposal relates to a private property, there is no public benefit arising from this submission. As such, the proposed dormer and rooflights would have a harmful visual impact on the integrity of the unbroken roofline of the terrace row it is part of, detracting from the form, style and character of the building.

3.0 Amenity:

3.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted upon. New development should not have a detrimental impact in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration and it is considered that the proposed dormer extension would be acceptable in this regard.

3.2 The dormer extension would be appropriately setback from the rear south facing window with no.23 and due to its size location and setting the proposal would not cause undue harm to the neighbouring amenity in terms of loss of daylight/sunlight and overshadowing'

3.3 The rear of the application site sits in quite close proximity to the rear of the others along Glenmore Road. The windows of the proposed dormer serve a bedroom, which is mostly hidden by mature trees. Furthermore, the window of the dormer extension would be set back by approximately 14.5m from No.12 and 15m from the rear of 14 Glenmore Road. Therefore, the level of overlooking would not be impacted upon any more than existing level. The proposed dormer is considered to comply with the guidance set out in CPG Amenity and Policy A1 of the Local Plan

2017.

4.0 Conclusion:

4.1 The proposed rear dormer and rooflights by reason of their siting, massing, scale, number and detailed design would be visually prominent and incongruous additions which would be detrimental to the character and appearance of the host building, group of buildings it is part of, the streetscene and surrounding Belsize Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Recommendation: Refuse Planning Permission