

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/09/2021</b>		
	N/A		<b>Consultation Expiry Date:</b>		<b>27/09/2021</b>		
<b>Officer</b>			<b>Application Number(s)</b>				
Obote Hope			2021/3484/P				
<b>Application Address</b>			<b>Drawing Numbers</b>				
4 Countess Road London NW5 2NT			Refer to decision notice				
<b>Proposal(s)</b>							
Erection of a rear dormer roof extension with roof lights to the front and rear elevations all associated with the use of the loft as habitable residential accommodation.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>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</p> <p>An objection was received from 6A Countess Road;</p> <ol style="list-style-type: none"> <li>1. Loss of privacy; and</li> <li>2. Noise nuisance</li> </ol>					
		No comment was received at the time of this submission					
<b>Belsize CAAC</b>							

## Site Description

The application site located on the south side of Countess Road close to the east of Leverton Street and is located within the Kentish Town Conservation Area. The site comprises a three storey terrace residential property which makes a positive contribution to the conservation area and is located within the Kentish Town Neighbourhood Plan adopted in 2016.

With the exception of 2 Countess Road (see below), this terrace has an unaltered roof form with a pitched roof, side chimney stacks between pairs of houses, regular and repeating window inserts and a similar palette of materials. Despite there being a number of roof lights and solar panels on neighbouring roofs, these do not detract from the group uniform appearance, which contributes positively to the character and appearance of the area.

## Relevant History

### Relevant planning history at the application site:

2014/7269/P – Planning permission for conversion of 2 self-contained flats (1 x 1 bed and 1 x 2 bed) to dwellinghouse, erection of a single storey ground floor rear infill extension and staircase from first floor rear terrace to garden. **Granted** 28/01/2015.

### Other relevant site

2005/1225/P – 2 Countess Road - Planning permission for loft conversion involving the installation of a rear dormer and two front roof lights. **Granted** 24/05/2005.

2016/3480/P – 5 Countess Road – Planning permission for erection of a dormer roof extension with terrace and front rooflights. **Granted** 09/08/2016.

## 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

**Kentish Town Conservation Area Appraisal and Management Strategy 2011 (Section 6, paragraph 2)**

**Kentish Town Neighbourhood Plan 2016 Policy D3 (Design Principles)**

## Assessment

### 1.0 Proposal:

1.1 The development is for a rear dormer extension on the lower part of the roof slope measuring approximately 1.76m (W) x 1.68m (H) x 2.44m (D). Three conservation style rooflights are also proposed two to the front and one to the rear roof slope, measuring 0.654(W) x 0.622m (H).

1.2 The loft extension would provide additional floorspace for 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 policy D3 of the Kentish Town Neighbourhood Plan (2016) requires development to 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 Kentish Town Conservation Area. The whole terrace of which the application building is part is defined as making a positive contribution to the area. The Kentish Town Conservation Area Statement includes a section relating to *"Incremental intensity of residential use"* (section 6, page 28) and notes there are *"Threats to the quality of the area are roof extensions, basement extensions and infilling of back gardens"*. The Neighbourhood Plan 2016 also stipulate that important characteristic of unaltered roof parapet 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, should a dormer be acceptable in principle (see 2.2 above). 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 that the application site is part of, there is a uniformed roof form. Only one of the eleven properties within the terrace row has a rear dormer (2005/1225/P) this is the neighbouring property at no 2 Countess Road. The Google aerial views shows that none of the other properties within the terrace row have been extended historically with rear dormers on rear roofslope. As such, dormer extensions are not part of the character of the terrace row and is unacceptable in principle.

**2.5** Notwithstanding the objection in principle and having regard to the Council's supplementary design guidance, the proposed dormer is not sympathetic and fails to respect form and proportions of the host building. 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.

**2.6** The proposal would see the insertion of a box like dormer upon the rear roof slope. Despite it not extending across the full width of the rear roof plane, due to its siting, it would be located very close to the side chimney stack. This, along with the square proportions would contrast unsympathetically with the existing roof slope of the original dwelling. Furthermore, it would appear out of alignment with the regular and repeating pattern of windows at first and second floors. In addition, the design which includes a large window that would detract further from character of the building and the wider group of which it forms part.

**2.7** The applicant has also drawn attention to fairly large rear roof extensions to the neighbouring dwellings and some others nearby. However, the context of which the rear dormer was granted permission is assessed below to understand the principle of the rear dormer extension. The example cited by the applicant is no. 5 Countess Road was granted planning permission in 2016 (2016/3480/P) and considered in context with the terrace of which the host building is located against the backdrop of the rear roof profile of Ospringe Road that benefits from rear dormer roof extension. Thus, the circumstances which led to them being appropriate in this location is accepted given the existing roof profiles which are altered with rear dormer addition which make the dormer extension part of the established character within this part of the conservation area. Moreover, the rear of no. 4 Countess Road is established by the lack of roof alterations, whilst the neighbouring property at no.2 has a roof addition which is also visible from Ascham Street this dormer roof extension was granted permission prior to the designation of the conservation area in 2011. Consequently, this permission does not act as a precedent in this case. As noted, the immediate context of this part of Countess Road remains largely unaltered and free of unsympathetic roof top additions and the presence of dormer windows elsewhere does not set a precedent for further harm in that context.

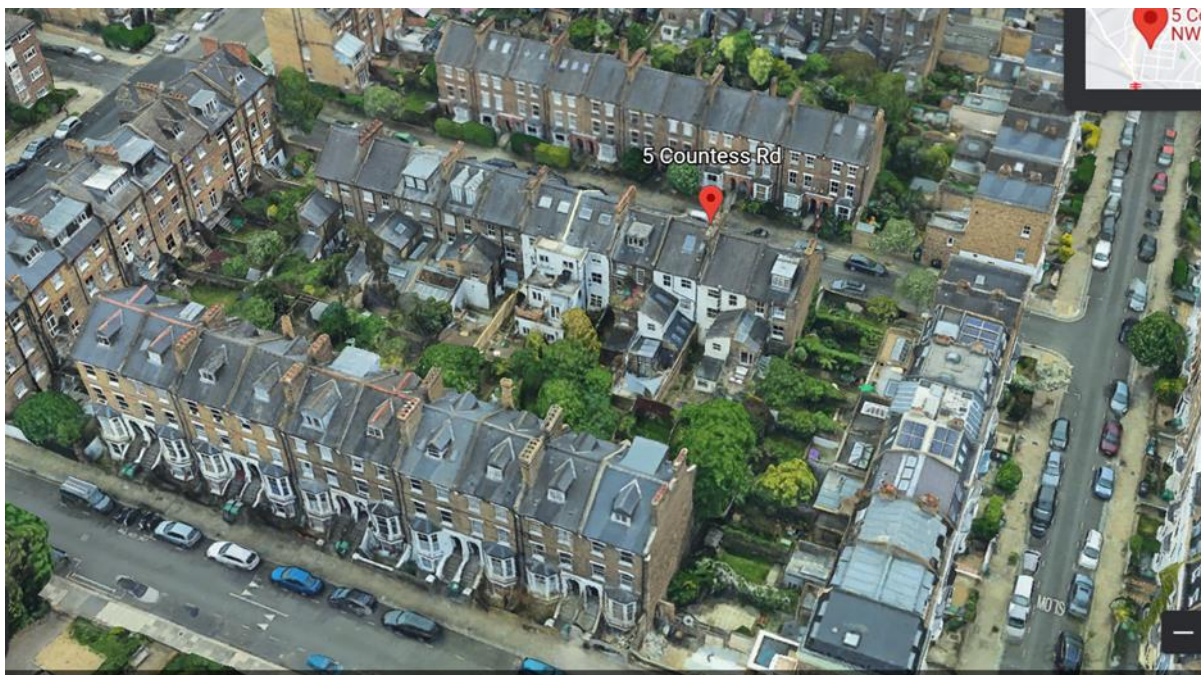


Image 1, Shows the terrace which no. 5 is located consist of other rear dormer



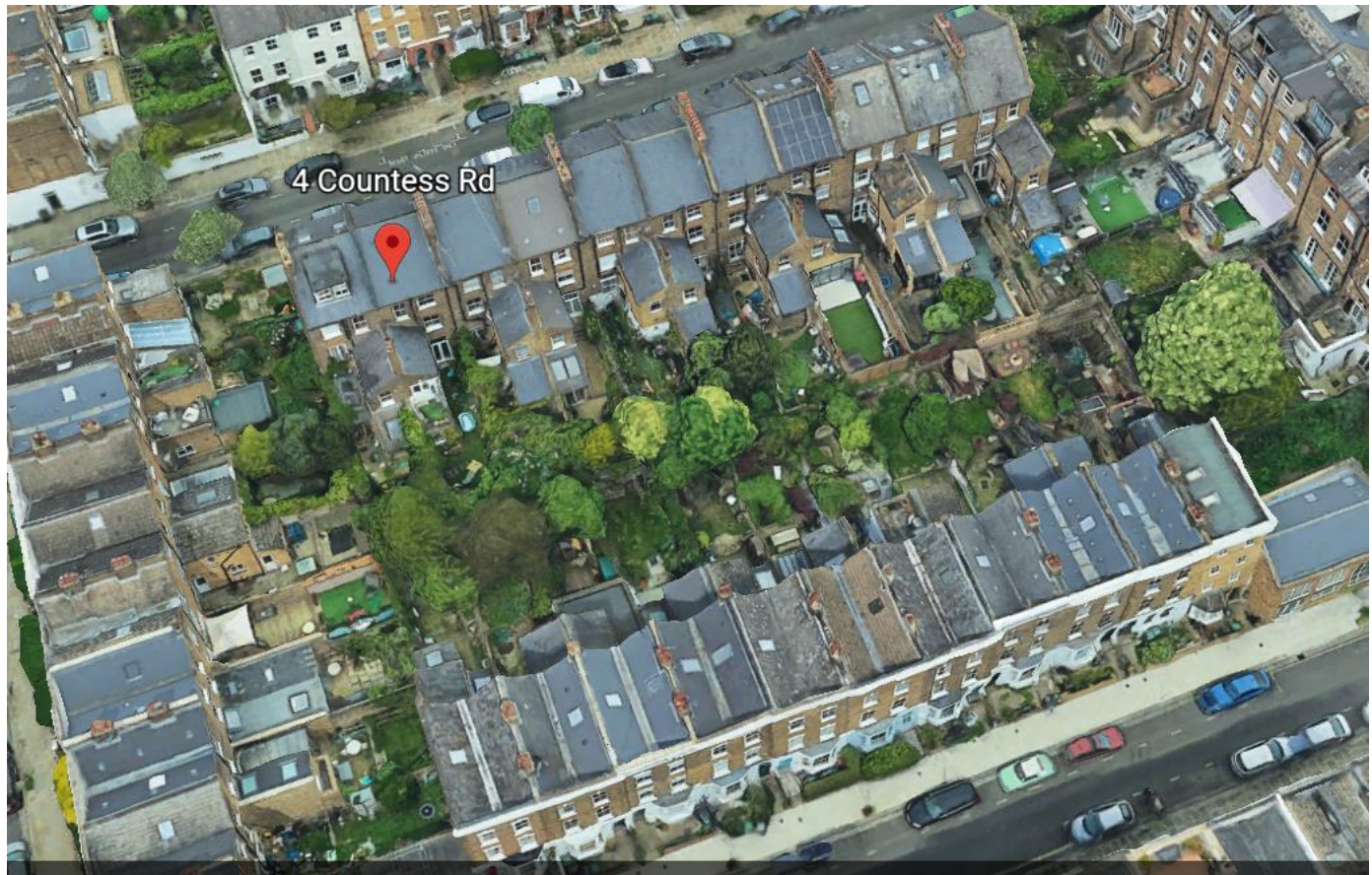


Image 2, Shows the terrace which no. 4 is located which is undeveloped with roof addition.

**2.8** The rooflights proposed on the rear roof slope, due size of the rear dormer is unacceptable in form and design. The rooflight would have a cumulative impact not considered acceptable as this would further reduce the area of roofs slope and erode the existing roofscape character. As such, the proposed rear roof light would not be subordinate both in size 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'. However, no objection is raised to the rooflight to the front elevation, given the prevailing pattern of roof lights to the principle elevation.

**2.9** Overall, the proposed rear dormer extension and roof light 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. This would be contrary with policy D2 of the Local Plan and Policy D3 of the Kentish Town Neighbourhood Plan 2016 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.

**2.10** Notwithstanding the above, the development would be located to the rear of the property and the level of harm caused is considered less than substantial, it is, nevertheless, to be given considerable importance and weight, having regard to the statutory duty to preserve or enhance the character or appearance of the Kentish Town Conservation Area. This harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Whilst reference has been made to the proposal improving the functionality of the dwelling for a young family to grow and meet future requirements, this is personal to the applicant and provides limited public benefit. The proposal, therefore, causes harm that is not justified or outweighed by public benefit, as required by the National Planning Policy Framework (the Framework).

### **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** There is no adjoining dormer with no.6 and the dormer extension would be appropriately positioned away from the dormer extension at no.2 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 and would not cause a material sense of enclosure.

**3.3** The existing back to back relationship is 33m, which exceed the 18m separation distance in adopted guidance. Whilst it introduces additional windows at a higher level it not materially different to the existing situation.

**3.4** The proposed dormer would not give rise to a material loss of neighbour amenity and would 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 roof light 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 Kentish Town Conservation Area contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016.

Recommendation: Refuse Planning Permission

