

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	29/04/2022
	N/A		Consultation Expiry Date:	15/05/2022
Officer		Application Number(s)		
Nathaniel Young		2022/0873/P		
Application Address		Drawing Numbers		
55 Shirlock Road London NW3 2HR		Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of front dormers; demolition and replacement of rear dormer; removal of window to side elevation.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Householder Application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	Press notice: 21/04/2022 – 15/05/2022 Site notice: 13/04/2022 – 07/05/2022 <i>No responses were received.</i>			
Mansfield CAAC	Objection: 1. Object to new front dormers in Mansfield Conservation Area (rear dormer modification is welcomed). <i>Officer response:</i> 1. <i>Officers agree with the general principle of resisting front dormers in conservation areas, however, in this specific instance, the proposed front dormer is considered to be acceptable. Since this comment was made the applicant has significantly reduced the scale of the front dormer and split it into two more subordinate dormers. Officers consider the specific context when assessing a proposal.</i>			

Consideration is given to historic examples, particularly if present on the immediate adjoining property of a semi-detached pairing. The granting of this permission is not considered to set a precedent elsewhere in the Mansfield Conservation Area nor other, better preserved, sections of Shirlock Road. See section 3.0 (Design and Conservation) for further information.

Site Description

The property contains a four-storey semi-detached single family dwelling (Class C3). The property is not listed but is located within the Mansfield Conservation Area.

Relevant History

2022/0875/P: Erection of a single storey side infill extension; removal of small ground floor rear extension; enlargement of rear window to the ground floor; additional window to the first floor side elevation. **Approved 29/04/2022.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Amenity

CPG Design

CPG Home improvements

Mansfield Conservation Area Statement 2008

Assessment

1.0 Proposal

1.1 Planning permission and listed building consent is sought for:

- Erection of 2x front dormers;
- Replacement of rear dormer;
- Removal of side window

2.0 Assessment

2.1 The material considerations for this application are as follows:

- Design and conservation
- Residential amenity

3.0 Design and Conservation

3.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The proposed replacement rear dormer is considered to be an improvement to the existing. It would be smaller in scale and appear more subordinate. The large sliding doors and Juliet balcony would be replaced by smaller windows more in keeping with the established hierarchy of fenestration.

3.3 The blocking up of the fixed side window is not considered to result in any significant detrimental impact to the character and appearance of the property or wider conservation area. It is a non-original addition located at loft level and its removal would more closely resemble the property's original state (in terms of the side elevation).

3.4 The front dormers while not typically supported, are considered to be acceptable in this specific instance. Giving consideration to the historical front dormers in the surrounding area, including the immediate adjoining semi-detached property and properties opposite, it is considered that the proposed front dormer would be in keeping with the prevailing pattern of development in this specific location.

3.5 The subject property forms one half of a semi-detached pairing and is the last property on Shirlock Road before meeting Savernake Road. Introduction of front dormers on the subject property would not cause any further unbalancing of the semi-detached pairing visually when viewed from the street, and as a semi-detached pairing located at the end of the road, it is not considered that it would set a harmful precedent for more uniform and well-preserved properties throughout Shirlock Road or the surrounding area. The acceptability of this front dormer is restricted to this semi-detached pairing specifically.

3.6 The revised front dormers would be of an appropriate scale, siting, design and materiality. They would be generously inset from the eaves, ridge and edges and would incorporate appropriately proportioned windows which respect the hierarchy of fenestration in accordance with the Council's dormer extension guidance.

3.7 In light of the above, the works would preserve the character and appearance of the host building and the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

4.0 Residential amenity

4.1 Local plan policies A1 and A4 seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

Light and outlook

4.2 No significant harm would be caused. Both dormers would be comfortably contained within their host roofslopes, and would be well inset on all sides from the ridge, eaves and edges. There would be no increase in the overall height of the property and the dormers would not protrude excessively from the roofslope.

Privacy

4.3 To the rear, no new views into neighbouring habitable windows are afforded beyond what has been established. To the front the proposed front dormer windows would be approximately 18m distance from the nearest neighbouring habitable windows on the opposite side of Shirlock Road and as such is

not considered to result in an undue loss of privacy.

5.0 Recommendation

5.1 Grant conditional planning permission.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th August 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'