

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/05/2022</b>			
		N/A		<b>Consultation Expiry Date:</b>		<b>16/05/2022</b>			
<b>Officer</b>				<b>Application Number</b>					
Edward Hodgson				2022/1006/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
16 Leighton Place Camden NW5 2QL				See draft 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 front dormer, alterations to materials on the rear dormer and rear elevation, replacement of window on rear dormer and replacement of ground floor rear door and window with new door.									
<b>Recommendation:</b>		Refuse planning permission							
<b>Application Type:</b>		Householder Application							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		<p>Site notices were displayed near the site on 22/04/2022 which expired on 16/05/2022.</p> <p>The Kentish Town Neighbourhood Forum were invited for consultation.</p> <p>No responses were received.</p>							

## Site Description

The application site is located on the northern side of Leighton Place and is a two-storey terraced property finished in render with a tiled roof with an existing rear dormer. It is the end property in a group of 5 terraced houses of a similar architectural style and attached to the west is a larger three-storey brick industrial building which is locally listed. Directly behind the application site is a terrace of four Grade II listed buildings and the Kentish Town Conservation Area.

The building is not listed nor located within a conservation area but is located within the Kentish Town Neighbourhood Plan Area.

## Relevant History

### Application Site:

**2005/0035/P** - The erection of a full width dormer extension and a 2-storey rear extension. **Refused - 03/03/2005**

### ***Reasons for refusal:***

- 1) The proposed full-width dormer roof extension and part 2-storey, part single storey rear extension, by reason of their size, scale, proportions and siting, would be over dominant in relation to the property, the terrace and its surroundings. In particular, the 2-storey element of the rear extension would harm the appearance of the rear elevation of this group of buildings as a whole which is currently unimpaired by extensions at this level. The proposal is therefore contrary to policies EN1 (general environmental protection and improvement), EN22 (extension to existing buildings), EN24 (roof alterations and extensions) and Supplementary Planning Guidance (SPG 2.7 – alterations and extensions and 2.8 – roofs and terraces) of the London Borough of Camden Unitary Development Plan 2000.
- 2) The proposed dormer and rear extensions, by reason of loss of light, loss of outlook, increased sense of enclosure and reduction or privacy would be detrimental to the living conditions of adjoining residents contrary to EN19 (Amenity for occupiers and neighbours) of the London Borough of Camden Unitary Development Plan 2000.
- 3) The proposed rear extension would result in the loss of a substantial part of the already small and enclosed rear garden unacceptably compromising its existing amenity value contrary to policy EN23 (reduction of garden amenity) of the London Borough of Camden Unitary Development Plan 2000.

**2007/2613/P** - Certificate of Lawfulness (Proposed) for the erection of a rear dormer window and two rooflights to the front of the dwellinghouse. **Certificate Granted - 20/07/2007**

## Relevant policies

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

### **The London Plan 2021**

### **Camden Local Plan 2017**

D1 - Design

A1 - Amenity

### **Kentish Town Neighbourhood Plan 2016**

D3 - Design Principles

### **Camden Planning Guidance**

CPG Design (2021)

CPG Home Improvements (2021)

## Assessment

### 1.0. Proposal

- 1.1 Planning permission is sought for the erection of a dormer on the front dormer roofslope that would measure approx. 4m wide and 1.8m high. It would be set off from boundary of no. 18 by 0.4m and from the boundary with no. 14 by 0.7m and would reach the height of the existing roof ridge. It would be finished in clay tiles with four aluminium framed windows. The proposals also include recladding the existing rear dormer in zinc and altering the rear dormer window. At ground floor level, it is proposed to replace the existing French doors and window with a Crittal style door and ceramic tiling is proposed on the rear elevation at ground and first floor.

### 1.2 Revisions:

The original proposal was for a full-width front dormer and the revised plans have set the dormer in from the boundary with nos. 14 and 18.

### 2.0 Design

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development respects local context and character, comprises details and materials that are of a high quality and complement local character, and integrates well with the surrounding streets and open spaces
- 2.2 Kentish Town Neighbourhood Plan 2016 Policy D3 (Design Principles) states that development must be based on a comprehensive understanding of the site and its context, be well integrated into their surroundings and reinforce and enhance local character, identify and draw upon key aspects of character and design cues from the surrounding area including grain, building form, scale, height and massing, alignment, modulation, architectural detailing and materials. Materials should complement the existing palette of the surrounding buildings.
- 2.3 CPG Home Improvements 2021 notes that dormers on front roofscopes could be harmful additions due to their visual impact on the streetscene, especially on unbroken roofscopes. Dormers should be subordinate in size to the roof slopes, and maintain even distances to the roof margins, consider the hierarchy of window openings in terms of size and proportion and should generally have smaller windows than those below. Surface finishes should respect and be sensitive to the physical and natural features to include the building's features. The original exterior wall finish of a building is an important aspect of its architecture and should be preserved, and the consistency of original elevation finishes can contribute positively to the character and appearance of a group of buildings. CPG Design 2021 states that development should respond positively and sensitively to the existing context and integrate well its surroundings.
- 2.4 The application site reads as the end property of a group of five terraced houses built in a similar architectural style. Although neighbouring no. 14 has a front dormer, planning permission was never granted and this development has only become lawful through passage of time as it was constructed more than four years ago. There is therefore no planning precedent for front dormers on Leighton Place and the front dormer at no. 14 does not justify a front dormer at no. 16. The rest of this group of five properties have an unimpaired roofscope. The front dormer would therefore be a harmful addition to a largely unbroken roofline and would be highly visible from the public realm and thus harm the streetscene. The dormer would not maintain even distances from the roof margins and would not be located centrally within the roofscope and would have no relief from the roof ridge. The dormer would not read as being subordinate to the roofscope and would appear as being a boxy and incongruous addition that would significantly alter the appearance of the front roofscope. The vertical appearance of the proposed windows would not align with the hierarchy of the windows at lower floors and would conflict with the existing fenestration and the use of aluminium frames would be out of keeping with materials of front windows in the surrounding area.

- 2.5 The front dormer, by virtue of its scale, appearance and siting on the front roof slope would represent a bulky and incongruous addition that would harm the character and appearance of both the host property and wider streetscene and is thus contrary to policy D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.
- 2.6 The alterations to the existing rear dormer involve recladding with zinc and reconfiguring the fenestration to provide a wider, squarer window and a slim vertical window. The zinc cladding is considered an acceptable material for a roof extension and the proposed fenestration would provide a more contemporary appearance to the dormer in a non-sensitive location.
- 2.7 It is proposed to clad the existing rear elevation at first and ground floors in ceramic tiling. Whilst the materiality is not typical of rear elevations on domestic properties of this style, the rear elevation has little architectural merit, has already been clad with render (over original brick finish) and has little visibility apart from in limited private views. In this instance, the proposed ceramic cladding is not objectionable and justifies a departure from the aforementioned guidance regarding surface finishes.
- 2.8 The proposed Crittal style door at ground floor Is a typical alteration at ground floor level to provide a more contemporary character to living areas. It would also have very little prominence in views. As such, there is no objection.
- 2.9 The front dormer, by reason of its location, scale and design would appear as an obtrusive and harmful addition to the host property and wider streetscene contrary to policies D1 (Design) of the Camden Local Plan 2017 and policy D3 (design principles) of the Kentish Town Neighbourhood Plan 2016 and refusal is warranted on this basis.

### **3. Impact on neighbours**

- 3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 3.2 The proposed front dormer and alterations to the rear elevation would not cause any significant harm to the daylight, sunlight and privacy of neighbouring properties. The dormer and rear alterations would cause harm to the outlook from neighbouring properties, notably from the properties on Leighton Place and Leighton Road.

### **4. Recommendation**

- 4.1 Refuse planning permission for the following reason:
- The front dormer, by reason of its location, scale and design would appear as an obtrusive and harmful addition to the host property and wider streetscene contrary to policies D1 (Design) of the Camden Local Plan 2017 and policy D3 (design principles) of the Kentish Town Neighbourhood Plan 2016