

1 Thurlow Road, London, NW3 5PJ (2022/2312/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2. Site photos



Front elevation of host property with timber sash windows, existing French doors and front dormer



Rear dormer balustrade



Aerial View of existing dormers at roof level at No.1 and 2



Rear of application site and view to side from Rosslyn Hill properties

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	22/07/2022
		N/A / attached		Consultation Expiry Date:	07/08/2022
Officer				Application Number(s)	
Amy Ly				2022/2312/P	
Application Address				Drawing Numbers	
1 Thurlow Road London NW3 5PJ				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a dormer extension to the side roof slope, alterations to existing front dormer windows, replacement of third floor rear balcony railings and removal of front first floor balcony railings, replacement of existing single glazed timber sash windows and doors with double glazing, replacement and relocation of traditional sash window on side elevation at first floor level.					
Recommendation:		Grant conditional planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice(s) was displayed near to the site on the 13/07/22 (consultation end date 06/08/22). The development was also advertised in the local press on the 14/07/22 (consultation end date 07/08/22).			
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	2 letters of objection were received from the occupiers of Flat 2 and 5 of 45 Rosslyn Hill. Their objections can be summarised as follows: <ul style="list-style-type: none">• The proposed side dormer and balcony will face directly towards the property no. 45 Rosslyn Hill to the north and result in overlooking and loss of privacy.• Front dormers are not allowed in a conservation area as they are on principle elevations.• The replacement of the existing timber sash windows and doors with double glazed units is unacceptable unless they are replaced with 'like for like' double glazed, timber sash windows matching those seen in the area and in keeping with the Conservation Area.• The front dormer is unacceptable as it would harm the symmetry and appearance of the host building and neighbouring buildings. <u>Officer's response:</u> <i>Please see sections 1, 3 and 4 of the assessment section of the officer's report.</i>			
Groups :	Fitzjohns/Netherhall CAAC and Hampstead Neighbourhood forum were consulted and no response was received. 1 response was received from the Heath and Hampstead society on the following basis: <ul style="list-style-type: none">• We do not object to the side dormer. However we do to bringing forward and making bigger the front dormer. These semi- detached houses were meant to be seen as symmetrical - and the roof and dormers are an important, prominent part of the design. Please refuse the change to the front dormer. Officer response: See section 3.8			

Site Description

The application site refers to 1 Thurlow Road, a five storey semi detached single family dwelling located on the western side of Thurlow Road, near the junction with Rosslyn Hill.

The site is located within the Fitzjohns/Netherhall Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area. The view into the Conservation Area looking west towards Heath House along Thurlow Road has been identified as a notable view. The site also lies within the Hampstead Neighbourhood Plan Area.

Relevant History

No Relevant application site planning history.

Relevant neighbouring planning history:

10 Thurlow Road

2012/0692/P - Erection of a dormer window at the rear roofslope to single-family dwelling (Class C3)
Granted 02/04/2012

2014/2174/P - Erection of replacement rear dormer, following demolition of existing unauthorised one.
Granted 13/05/2014

Flat 2nd Floor 9 Thurlow Road

2018/6386/P - Erection of rear dormer and installation of 2x front and 2x side rooflights to second floor flat (Use C3) **Granted 16/04/2019**

2019/3108/P - Installation of front, side and rear dormer windows. **Refused 16/09/2019, RFR: *The proposed front and side dormer windows would disrupt an otherwise unimpaired roofslope, and undermine the symmetrical composition and appearance of the semi-detached building. Appeal granted 12/03/2020, Appeal reasons: Although the proposed dormers would represent new features on the front and side roofslopes of this dwelling, their scale and appearance would be in keeping with the dormers at the nearby houses.***

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:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Hampstead Neighbourhood Plan 2018

- **DH1** Design
- **DH2** Conservation areas and listed buildings

Conservation Statements:

Assessment

1. The proposal

- 1.1. Planning permission is sought for the erection of a dormer extension to the side roof slope, the enlargement and replacement of the existing front dormer window, replacement of third floor rear balcony railings and removal of front first floor balcony railings, replacement of existing single glazed timber sash windows and doors with double glazing on first and second floors, relocation of traditional sash window on side elevation at first floor level and replacement of side elevation window on second floor level.

The proposed new side dormer would have a flat roof and extend the ridge line by 2.8m. It would have maximum width of approximately 2.8m, and height of 1.9m. The height of the existing front dormer is proposed to be enlarged by lowering the cill by 0.2m, and the timber sash windows would be replaced like for like with double glazing.

The proposal also includes the replacement of all external windows and glazed doors on the first and second floors on the front, side and rear elevations, to match the existing but with double glazing. The existing first floor French doors on the front elevation are proposed to be replaced with a timber sash window to matching the existing windows on the host building.

It is also proposed to remove the balcony railings from the first floor front doors, as they will be replaced with a window. The modern railing to the rear dormer balcony would be replaced with a more traditional iron railing with a height of 1.2m.

2. Assessment

The key considerations material to the determination of this application are as follows:

- Design and Heritage
- Residential amenity

3. Design and Heritage

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 3.2. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.3. The Fitzjohns/Netherhall Conservation Area appraisal and management strategy 2001 shows that Thurlow Road is located within Sub-area 2: Rosslyn. Thurlow Road is one of the earliest of the 19th Century road; it has a gradient up from Rosslyn Hill south westwards, with a subtle but significant curve punctuated by gaps between the buildings. The rear of some of the properties can be seen from Shepherd's Walk. The predominant brick is gault. On the north side are the first built semi-detached Italianate Villas, nos.1-10, with a minimal square bay at ground floor, hipped roofs with overhanging eaves, sash windows and portico with columns. It advises that roof extensions and alterations are unlikely to be acceptable where it would be detrimental to the form and character of the existing building, where the property forms part of a symmetrical composition and the balance of which would be upset, and the roof is prominent particularly in long views. Further dormers at the rear will normally be allowed if sensitively designed, dormers to the front

and side will not be allowed where a cluster of roofs remain largely but not necessarily completely, unimpaired.

- 3.4. The Council seeks to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape. CPG Home Improvements 2021 states that 'for side dormers you should balance carefully the dormer's quality and detailed design with its impact on streetscene and wider area. Side dormers in between buildings should carefully consider the existing architectural features on side elevation, such as chimney breasts and pots, and impact on the neighbouring amenity in terms of overlooking'.
- 3.5. It is clear that front, side and rear dormer windows form part of the street scene and are of various sizes and design road with rear roof balconies and terraces with railings or balustrade.
- 3.6 The proposed side dormer would measure 2.8m in depth, 2.8 wide, and 1.9 in height, and would be placed within the centre of the side roof slope. Although it would not be set down from the ridge line, it would match the existing dormers on the host property and neighbouring properties which are also not set down. It would also be a significant distance in from the side boundaries and up from the eaves level. Given that there are many examples of side dormer windows within the street scene, including on no.2 which forms the pair with the host property, the precedent has been established and therefore would be considered acceptable. The side dormer would be similar to the adjacent dormers at no. 2, bringing balance to the attached pair. The dormer window would be painted timber sash to match the existing windows on the host property which is acceptable. The proposed side dormer is considered to form a proportionate addition that would not detract from the character and setting of the host dwelling.
- 3.7 The proposed side dormer would be seen from the road directly in front of the site when looking into the space between the host building and 43 Rosslyn Hill. However, due to its position towards the middle of the building on its side elevation, there would be limited visibility within the street scene overall. As a result of this, and in the context of other comparable development within the vicinity, it is considered that the proposal would preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area.
- 3.8 The proposal to increase the height of the existing front dormer by 0.2m by lowering the cill height is acceptable. The enlarged dormer would only be slightly larger than the existing dormer and would be considered subordinate to the main roof given it's size, scale and position within the roof. The proposed change is considered minor and would not affect the overall appearance of the dormer nor the symmetry of the pair of semi detached houses. The timber sash window would be replaced to match the existing which is appropriate in terms of design and materials. The proposed development would preserve the character and appearance of the conservation area.
- 3.9 It is proposed that all the windows on the first and second floors on all elevations would be replaced like for like in terms of design and materials, but with double glazing. This is acceptable given that the replacements would match the existing windows in style. The existing French doors on the first floor would be replaced with a timber sash window to match the existing windows in the same position. It would ensure the development matches the original character and appearance of the positive contributor. Thus, the proposed replacement windows would be acceptable in terms of their matching design and size. A condition would be attached to secure details of the window replacements including window sections showing the integral glazing bars.
- 3.10 It is also proposed to remove the balcony railings from the first floor front French doors, following replacement of the French doors with a window as proposed. This is acceptable to accommodate the replacement window and would preserve the character and appearance of the host building and wider street. The modern railing to the rear dormer balcony would be replaced with a more traditional iron railing at a height of 1.2m. This is in accordance the Camden planning guidance and the design and material is appropriate for the conservation area.

3.11 Subject to the recommended conditions, it is considered that the proposed development would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. Although the proposed front dormer windows would be larger than the existing dormer, given it's a minor increase in size, that its location would be same as existing and it's position high up on the building, it is not considered there would cause harm to the amenities of the neighbouring properties. While an additional dormer would be introduced to the to the side roof slope, side dormers and multiple dormers on the roof are common features in the street scene and would not unduly harm any surrounding occupiers. The replacement of the windows and doors in the same positions, as well as the alteration to the existing balustrades on the rear dormer terrace would not impact neighbouring residential amenity.
- 4.3. Concerns were raised about loss of privacy from the proposed side dormer window which faces towards No.43, 45, and 47 Rosslyn Hill. These properties on Rosslyn Hill all feature a roof extension with full height windows to the rear. Given that the proposed side dormer window would be obscurely glazed, it is not considered the proposed dormer window would have a detrimental impact on the amenities of the properties on Rosslyn Hill. This requirement and for it to be fixed shut would be secured by planning condition which is considered mitigate this concern.
- 4.4. The remaining aspects of the development would not result in adverse impacts to the neighbouring occupiers in terms of overlooking, loss of privacy or outlook and is therefore considered to be in accordance with planning policies A1 and A4.

5. Recommendation

5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 5th December 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'.

Application ref: 2022/2312/P
Contact: Amy Ly
Tel: 020 7974 8141
Email: Amy.Ly@camden.gov.uk
Date: 30 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

HillMagee Ltd
7
Cinnamon Row
Plantation Wharf
London
SW11 3TW
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Thurlow Road
London
Camden
NW3 5PJ

DECISION

Proposal:

Erection of a dormer extension to the side roof slope, alterations existing front dormer windows, replacement of third floor rear balcony railings and removal of front first floor balcony railings, replacement of existing single glazed timber sash windows and doors with double glazing, replacement and relocation of traditional sash window on side elevation at first floor level.

Drawing Nos: 1, Thurlow Road, London, Camden, NW3 5PJ (site location plan); EXISTING FRONT ELEVATION REV 1/A; EXISTING REAR ELEVATION REV 1/A; EXISTING SIDE ELEVATION REV 1/A; EXISTING SECTION ELEVATION REV 1/A; EXISTING ROOF PLAN REV 1/A; EXISTING THIRD FLOOR PLAN REV 1/A; EXISTING FIRST & SECOND FLOOR PLAN REV 1/A; PROPOSED FRONT ELEVATION REV 1/A; PROPOSED REAR ELEVATION REV 1/A; PROPOSED SIDE ELEVATION REV 1/A; PROPOSED SECTION ELEVATION REV 1/A; PROPOSED ROOF PLAN REV 1/A; PROPOSED THIRD FLOOR PLAN REV 1/A; PROPOSED FIRST & SECOND FLOOR PLAN REV 1/A; DESIGN AND ACCESS STATEMENT (dated May 2022)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

1, Thurlow Road, London, Camden, NW3 5PJ (site location plan); EXISTING FRONT ELEVATION REV 1/A; EXISTING REAR ELEVATION REV 1/A; EXISTING SIDE ELEVATION REV 1/A; EXISTING SECTION ELEVATION REV 1/A; EXISTING ROOF PLAN REV 1/A; EXISTING THIRD FLOOR PLAN REV 1/A; EXISTING FIRST & SECOND FLOOR PLAN REV 1/A; PROPOSED FRONT ELEVATION REV 1/A; PROPOSED REAR ELEVATION REV 1/A; PROPOSED SIDE ELEVATION REV 1/A; PROPOSED SECTION ELEVATION REV 1/A; PROPOSED ROOF PLAN REV 1/A; PROPOSED THIRD FLOOR PLAN REV 1/A; PROPOSED FIRST & SECOND FLOOR PLAN REV 1/A; DESIGN AND ACCESS STATEMENT (dated May 2022)

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the occupation of the development hereby permitted, the dormer window on the side elevation of the property, as labelled on drawing 'proposed side elevation REV 1/A', shall be fitted with obscure glass and fixed shut. The window shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policy A1 of the Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, including sections, elevations and plans of all windows on the first and second floors, indicating structural glazing bars and showing reveals, shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the

immediate area in accordance with the requirements of policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018 and policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

Chief Planning Officer