

Delegated Report		Analysis sheet		Expiry Date:		04/11/2022	
		N/A / attached		Consultation Expiry Date:		19/11/2022	
Officer				Application Number(s)			
Charlotte Meynell				2022/3859/P			
Application Address				Drawing Numbers			
34 Ulysses Road London NW6 1EE				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of infill roof extension and alterations to roof form to create additional habitable space for dwellinghouse, including insertion of new front, rear, and side rooflights.							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:		<u>A site notice was displayed on 26/10/2022 and expired on 19/11/2022.</u> No responses were received from neighbours.					
Fortune Green and West Hampstead Neighbourhood Forum comments:		No comments were received from the Fortune Green and West Hampstead Neighbourhood Forum in relation to this application.					

Site Description

The site comprises a two-storey semi-detached single dwellinghouse on the corner of Ulysses Road and Agamemnon Road. The property forms a pair with No. 15 Agamemnon Road; however, the host building is orientated towards the corner and its principal elevation and entrance are located on Ulysses Road. A two-storey and single storey closet wing extends to the side of the building along Ulysses Road, adjacent to a three-storey rear closet wing at No. 15 Agamemnon Road.

The building has a distinct and unique roof form, with the main roof comprising a hipped roof to the west of the site fronting Agamemnon Road. Another hipped roof with a lower ridge height and depth is located to the east above the entrance on Ulysses Road, and there is a valley between these two roofs. The mono-pitched roof of the two-storey closet wing adjoins the lower ridged hipped roof at the same ridge height. An existing historic dormer extension straddles the two main roofs of the building adjacent to the building line with No. 15 Agamemnon Road, and is slightly visible in public views from the street looking north along Agamemnon Road.

The building is not listed and the site does not fall within a conservation area. The site lies within the Fortune Green and West Hampstead Neighbourhood Plan Area.

Relevant History

No relevant planning history.

Relevant policies

National Policy Planning Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

- G1 – Delivery and location of growth
- A1 – Managing the impact of development
- D1 – Design

Camden Planning Guidance

- CPG Home Improvements (2021) – Sections 2.2 (Roof extensions), 2.2.2 (New roof level), 3.5 (Rooflights)
- CPG Amenity (2021) – Sections 2 (Overlooking, privacy and outlook) and 3 (Daylight and sunlight)

Fortune Green and West Hampstead Neighbourhood Plan (2015)

- Policy 2 – Design & Character

Assessment

1.0 Proposal

1.1 Planning permission is sought to create a flat-roofed extension at roof level, to create an additional en-suite bedroom and study for the dwellinghouse.

1.2 The flat roof extension would remove the existing eastern hipped roof and mono-pitched roof of the closet wing, and create an L-shaped mansard style roof with 70 degree angled slopes, by extending the ridgeline of the western hipped roof element to the east. This would result in a 0.5m increase in the height of the roof ridge of the eastern hipped and closet wing roofs. The flat roof element would have a maximum width of 6.2m and depth of 5.7m.

1.3 The existing eastern chimney on the boundary with No. 15 Agamemnon Road would be retained with the roof extension built up around it.

1.4 The scheme also includes the insertion of 2 rooflights into the existing western side roofslope

fronting Agamemnon Road, 2 rooflights into the proposed southern front roofslope fronting Ulysses Road, and 2 rooflights into the proposed eastern side roofslope fronting Ulysses Road. A further 2 rooflights would be inserted into the flat roof of the proposed roof extension.

2.0 Assessment

2.1 The principal considerations material to determining this application are as follows:

- Design (the impact of the proposal on the character and appearance of the host property, as well as that of the wider area);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

3.0 Design and Appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.

3.2 Policy 2 (Design & Character) of the Fortune Green and West Hampstead Neighbourhood Plan insists upon high quality design which complements and enhances the local character and identity of Fortune Green and West Hampstead. It states that all development should positively interface with the street and streetscape in which it is located and maintain the positive contributions to the character of existing buildings and structures. Furthermore, development should have regard to the form, function, structure and heritage of its context – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

3.3 CPG Home Improvements section 2.2 (Roof extensions) advises that a successful roof extension would consider the overall roof form of the existing building and adjoining buildings and be proportionate to the roof slope being extended.

3.4 CPG Home Improvements section 2.2.2 (New roof level) states that a new roof level should be subordinate to the host building and include features informed by the host building and surrounding context. It further states that the prominence of the roof needs to be considered in order to appreciate what an impact an additional roof level would have on the streetscene and the wider area.

3.5 CPG Home Improvements section 3.5 (Rooflights) notes that rooflights should be subordinate in both size and number to the roof slope being altered and the overall roof form and that their position and dimensions should ensure a consistent rhythm with other rooflights on adjacent / neighbouring roofs.

3.6 The host building occupies a very prominent position on the corner of Agamemnon Road and Ulysses Road and the unique roof form is highly visible in public views when looking north along Agamemnon Road and west along Ulysses Road. There is a hierarchy to the roof form, with the roofs decreasing in both depth and height west to east, so that the eastern hipped roof above the entrance on Ulysses Road and the roof of the two-storey closet wing are both viewed as subordinate elements to the main roof fronting Agamemnon Road. This creates visual interest in the streetscene.

3.7 The proposed roof extension would be created by entirely removing the existing hipped and mono-pitched roofs on the eastern side of the building and replacing them with a flat roofed L-shaped mansard style roof extension, with roof slopes at an angle of 70 degrees, effectively infilling the existing valley between 2 hipped roofs. The roof ridge would be raised by 0.5m to match the existing ridge height of the main roof on the western side of the building.

3.8 This would result in the loss of the overall integrity of the existing roof form, contrary to policy D1 of the Camden Local Plan, policy 2 of the Fortune Green and West Hampstead

Neighbourhood Plan, and CPG Home Improvements guidance on roof extensions. The proposed roof extension would be an unsympathetic, incongruous and dominant alteration to the roof form, which would destroy the existing hierarchy and unbalance the appearance of the host building. Given the prominent location of the host building, the roof extension would be visible in long views and is considered to be a visually intrusive alteration which would be out of keeping with the character, form and proportions of the host building and neighbouring buildings.

3.9 Although there is an existing historic flat roofed dormer extension which links the two hipped roof forms, it is considered that this demonstrates how alterations to the original roof form can harm the integrity of the roofscape and thus the character and appearance of the host building, and as such it should not be considered to act as a precedent for further roof extensions which infill the valley between the two hipped roofs. Furthermore, the existing roof extension is set well to the rear of the building and is only visible in limited views looking north along Agamemnon Road, and is not visible at all in views west along Ulysses Road, which limits its impact compared to the proposed scheme.

3.10 The treatment of the existing chimney to the east of the site is also considered to be unacceptable; although the chimney would be retained, this architectural feature would not be respected as it would be engulfed by the proposed roof extension through the raising of the ridgeline.

3.11 The proposed rooflights are considered to be overly large in size and would dominate the roof slopes in which they are located to the detriment of the appearance of the host building. The rooflights would introduce a cluttered appearance at roof level, the impact of which would be further exacerbated by the steep gradient of the proposed roof slopes within which the southern and eastern rooflights are proposed to be located.

3.12 Overall, it is considered that the proposed roof extension and alterations would have a detrimental impact on the character and appearance of the host building and the streetscene and are unacceptable in design terms.

4.0 Residential Amenity

4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.

4.2 Given the orientation of the host building and the separation distance of 16.6m between the host building and No. 11 Agamemnon Road on the opposite side of Ulysses Road, it is not considered that the introduction of rooflights within the southern roof slope would result in a loss of privacy through overlooking.

4.3 Owing to the siting of the proposed roof extension, it is considered that it would not result in a loss of daylight, sunlight or outlook to habitable rooms of neighbouring properties.

4.4 As such, the proposed development would not result in any undue loss of amenity for surrounding occupiers.

5.0 Conclusion

5.1 It is considered that the proposed development, by reason of its size, scale, bulk and detailed design, would appear incongruous, would fail to respect and preserve the original design and proportions of the building, and would harm the visual integrity of the roof form, thus harming the character and appearance of both the host building and the surrounding area. As such, the proposal is considered unacceptable and contrary to policy D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

6.0 Recommendation

6.1 Refuse planning permission.