

Delegated Report		Analysis sheet		Expiry Date:		03/10/2022			
		N/A		Consultation Expiry Date:		18/09/2022			
Officer				Application Number					
Edward Hodgson				2022/3362/P					
Application Address				Drawing Numbers					
15 Crediton Hill London NW6 1HS				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal									
Enlargement of existing rear dormer and erection of new rear dormer with Juliet balconies									
Recommendation:		Refuse planning permission							
Application Type:		Householder Planning Application							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p>Site notices were displayed on 24/08/2022 which expired on 17/09/2022. A press notice was published on 25/08/2022 which expired on 18/09/2022.</p> <p>No responses were received.</p> <p>The West End Green Conservation Area Advisory Committee and the Fortune Green and West Hampstead Neighbourhood Forum were invited for consultation however no responses were received.</p>							

Site Description

The application site is located on the western side of Crediton Hill and is a two-storey plus roof extension semi-detached Edwardian property constructed with brick and finished in white render with a tiled roof. There is an existing rear dormer located on the northern side of the main rear roofslope with a tiled hipped roof.

The site lies within the Fortune Green and West Hampstead Neighbourhood Plan Area and the West End Green Conservation Area. The building is not a listed building but is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

Application Site:

2021/6229/P - Erection of rear dormer window and new gable detail to rear roofslope. **Granted – 23/02/2022**

8 Crediton Hill:

2018/3517/P - Demolition and erection of single storey rear extension. Replacement rear dormer. Insertion of Juliette balconies at first floor. Alterations to rear fenestration. **Granted – 07/11/2018**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

D1 Design

D2 Heritage

A1 Managing the impact of development

Fortune Green and West Hampstead Neighbourhood Plan 2015

2 Design and Character

3 Safeguarding and enhancing Conservation Areas and heritage assets

Camden Planning Guidance

CPG Design (2021) – Section 3. Heritage

CPG Home Improvements (2021) – Sections 2.2 Roof Extensions, 2.2.1 Dormers, 2.2.3 Balconies and Terraces

West End Green Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0. Proposal

1.1 Planning permission is sought for the erection of a new rear dormer and the enlargement of the existing rear dormer and the installation of two black metal railings and planters on the dormers to create two Juliet balconies.

1.2 Revisions: Amendments were made to the original scheme which involved replacing the originally proposed roof level terrace with Juliet balconies and setting the dormers further back within the roof slope. However, it is not considered that the revisions are sufficient to overcome the design and heritage issues with the scheme.

2.0 Design and Heritage

- 2.1 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. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.
- 2.2 The Fortune Green and West Hampstead Neighbourhood Plan 2015 Policy 2 demands high quality development, and states that this is achieved through development which has regard to the form, function, structure and heritage of its context, including scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces. Policy 2 states that extensions should be in character and proportion with their context and setting, including the relationship to any adjoining properties. Paragraph A14 states that roof extensions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion with the existing building. Policy 3 states that development that detracts from the special character, architectural and historic significance and setting of the conservation area and heritage assets will not be supported.
- 2.3 CPG Home Improvements 2021 notes in section 2.2.1 (Dormers) that the design of dormers should consider the hierarchy of windows openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels. Section 2.2.3 (Balconies and Terraces) outlines that roof terraces should be subordinate to the roof slope being altered and the roof form overall; preserve the roof form and complement the elevation upon which they are to be located; and in the case of pitched roofs should be set within the roof slope.
- 2.4 The West End Green Conservation Area Appraisal and Management Strategy states that rooflines and rhythm are a particular characteristic in the conservation area.
- 2.5 The enlarged and new dormers would measure approx. 2.2m high compared to the existing dormer which is approx. 1.2m high. The rear windows on the first-floor level measure approx. 1.3m high and thus the rear dormer windows would be larger than those below and the proposal would not follow the hierarchy of windows at lower levels. The dormers would thus read as a dominating feature on the rear elevation and would not be in proportion with the existing building. The installation of metal railings and planters are considered inappropriate at roof level and add visual clutter to the roof.
- 2.6 The existing rear dormer and terrace at neighbouring no. 17 is an anomalous addition that has no planning history and is only lawful through passage of time. It is therefore not considered to be a precedent as inappropriate development constructed unlawfully is not justification for further harmful development. The remaining rear roofs on this side of Crediton Hill have a well-established appearance with rear dormers that are consistent in their size, scale and design. The proposed dormers would be significantly larger than these and with balcony railings which would disrupt the rhythm and harmony of the rear roofline along the street contrary to the

guidance set out in the conservation area management strategy. They would be harmful to the appearance of the roofscape which is a significant characteristic in the conservation area.

- 2.7 The proposals have been reviewed by the Council's Conservation Team who deem them to be unacceptable.
- 2.8 No objection is raised with the principle of an additional rear dormer to match the size, scale and positioning of the existing rear dormer, as approved under planning permission ref. 2021/6229/P dated 23/02/2022.
- 2.9 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.
- 2.10 It is therefore considered that the proposed dormers and Juliet balconies would be unsympathetic and dominant features in the rear roofscape that would be harmful to the character and appearance of the host property and the West End Green Conservation Area.

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 It is acknowledged that the proposed dormers and Juliet balconies may result in additional amenity impacts on neighbouring properties; however, it is considered that it would not be materially more harmful than the existing situation. The proposals would result in mutual overlooking from the existing roof level terrace at No. 17. Given the location of the proposed dormers set within the rear roofscape, it is not considered that the development would have a detrimental impact on neighbouring amenity in terms of loss of light or outlook, or through an increase in noise. Overall, the development is considered to adhere to policy A1.

4. Recommendation

- 4.1 Refuse planning permission for the following reason:

The proposed rear dormers and Juliet balconies, by virtue of their scale, location on the building and detailed design, would result in inappropriate and unsympathetic additions which would fail to respect the original design of the building, thus harming the character and appearance of the host property and West End Green Conservation Area. As such, the proposal is contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.