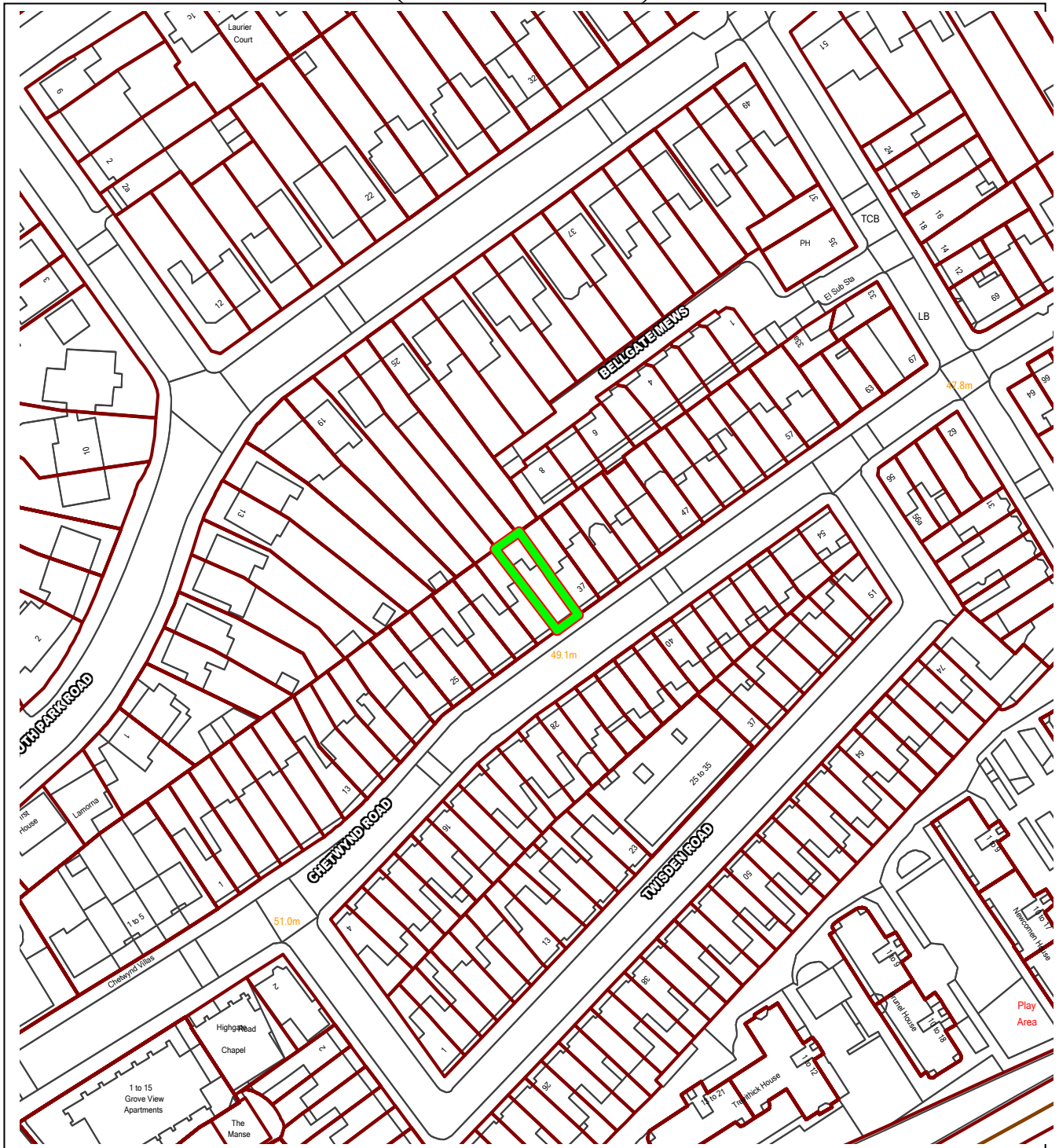
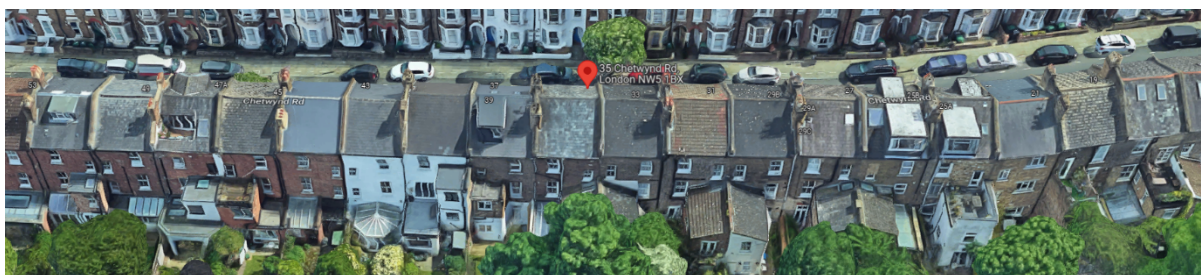


Flat A, 35 Chetwynd Road, NW5 1BX (2022/4276/P)



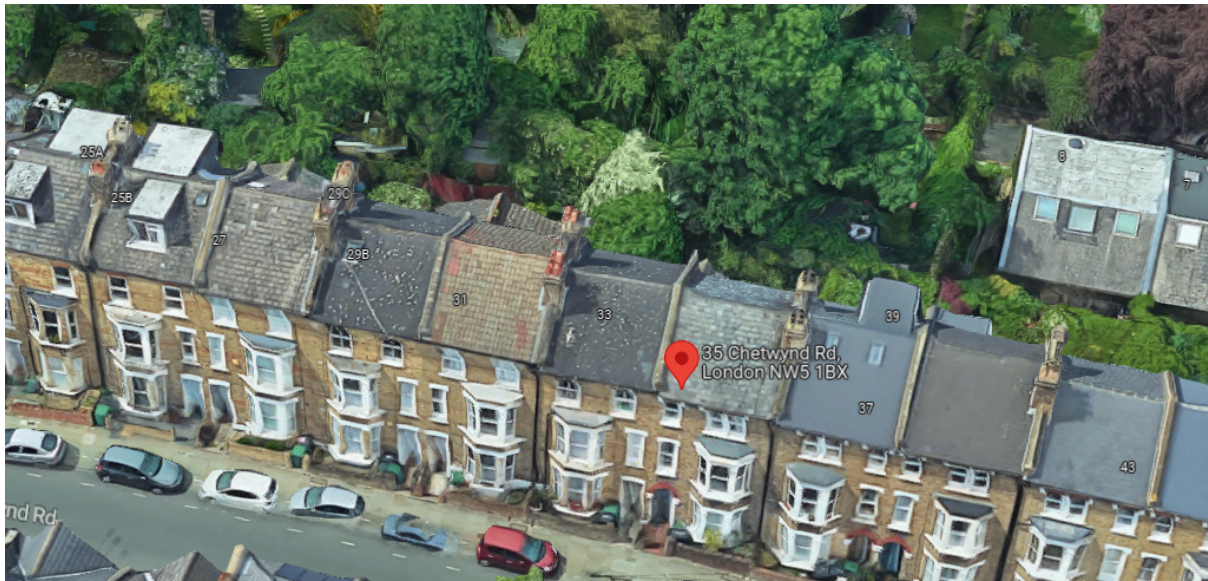
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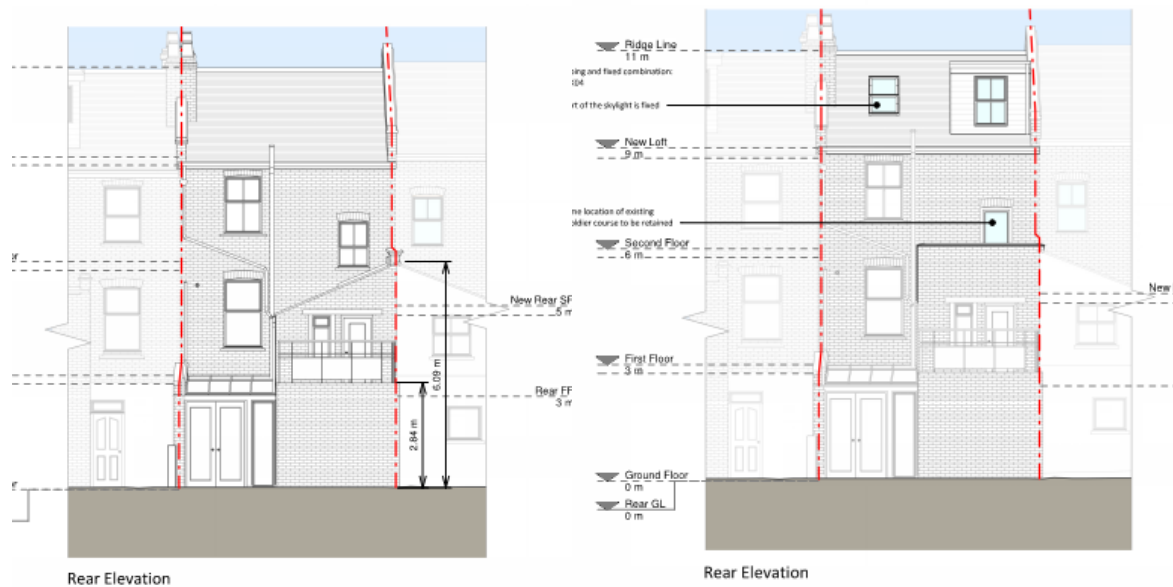
1. Aerial photo showing the rear elevations of the terrace along Chetwynd Road, including roof alterations at neighbouring properties.



2. Aerial view of the application site showing location of the properties along Bellgate Mews in relation to the application site.



3. Aerial view of the front roofscapes of Chetwynd Road



4. Plans showing the existing (left) and proposed (right) rear elevations

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	13/01/2023
		N/A / attached	Consultation Expiry Date:	18/12/2022
Officer			Application Number(s)	
Sofie Fieldsend			2022/4276/P	
Application Address			Drawing Numbers	
Flat A, 35 Chetwynd Road London NW5 1BX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Raising of existing two storey rear outrigger and formation of second floor rear terrace, erection of rear dormer and installation of rooflights in front and rear roofslopes.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notice(s) were displayed near to the site on the 23/11/2022 (consultation end date 17/12/2022). The development was also advertised in the local press on the 24/11/2022 (consultation end date 18/12/2022).			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
Dartmouth Park CAAC:	<p>A letter of objection was received on behalf of the Dartmouth Park CAAC. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none">1. There currently is a sloping roof on the existing two storey rear outrigger. This would be built up to create a flat roof at first floor level, with a terrace on the flat roof. The rear facades of this stretch of Chetwynd Road are very mixed in height and form, with a variety of extensions. However, given the earlier additions on a relatively small area this does raise a question of overdevelopment.2. The proposed use of opaque glazing for the boundary of the terrace could cause problems of light reflections visible from Dartmouth Park Road. However, as the terrace is north facing, perhaps this may not be an issue.3. The proposed new rear dormer is large, what the DAS calls a main rear dormer at 39; The only other dormers of comparable size to the west are at no 25 Chetwynd Road which is pre CA. They are also the only dormers between no 35 and no 13, after which the roof form changes. To the east, there are dormers at no 39 and 53. Interestingly, all the precedents cited in the DAS are quite a distance from no 35 (43, 48, 65, 75), one on the other side of Chetwynd Road and one beyond York Rise. So although there are precedents for rear dormers on this side of Chetwynd Road, they are relatively small in number. The proposal would therefore conflict with CPG Home Improvements Dormers 2.2.1 not only by disturbing the generally unbroken roofline but also by butting up to the dividing wall and by the fact that the proportion of solid areas is greater than that of the glazing. It would have a negative impact on the character and appearance of the Conservation Area and should be refused.4. There are front rooflights on no 37 Chetwynd Road, next door to no 35. So, it would seem difficult to argue that the insertion of a front rooflight at no 35 would intervene into an undisturbed stretch of roofline. There are a few rear rooflights on this stretch of Chetwynd Road. In addition, as this would not be visible from the public realm, it would appear to be acceptable.			

Officer's response:

1. See section 3.8 below. The size, scale and siting of the proposals would not result in 'over-development'.
2. The initially proposed obscure glazed balustrade/privacy screen has been removed.
3. See sections 3.5 – 3.6 below.
4. No response needed. No objection raised.

Site Description

The application relates to a three storey mid-terrace on the east side of Chetwynd Road. The building has been subdivided into 2 flats. The site falls within the Dartmouth Park Conservation Area and the Dartmouth Park Neighbourhood Plan Area. It is recognised as making a positive contribution to the conservation area.

The building has part single storey/part two storey rear extensions. The two storey rear outrigger has a sloped roof. However, there are several other flat roofed two storey rear outriggers, some of which have terraces. The building has a tiled pitched roof. There are several rear dormers in the terrace and front and rear rooflights at a number of properties.

Relevant History

The planning history for the application site can be summarised as follows:

Application site:

E11/5/13/20148 – Conversion to form a self-contained flat on the ground floor and a self-contained maisonette on first and second floors. – Granted 21/03/1975

Ground floor flat:

2018/2332/P - Erection of replacement rear conservatory following demolition of existing. – Granted 14/08/2018

Other sites within the terrace:

No.19

2004/4370/P - Alteration of pitch roof to flat roof of back addition and erection of railings around new flat roof in association with its use as a terrace; installation of a door to replace a window at second floor level on the rear elevation to provide access to new terrace. - Granted 17/12/2004

No.23

8802557 - Change of use and works of conversion including alterations to the existing rear extension to provide a roof terrace and the provision of dormer windows to the front and rear to provide three self-contained dwelling units - Granted 24/05/1990

No.37

2010/6324/P - Erection of rear roof dormer and 2 front rooflights in association with creation of additional habitable accommodation in attic for 2nd floor flat (Class C3). –Granted 31/01/2011

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
- DM1 Delivery and monitoring

Camden Planning Guidance:

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

Conservation Statements:

- Dartmouth Park Conservation Area Appraisal and Management Plan (2009)

Dartmouth Park Neighbourhood Plan (2019)

- Policy DC1 Enhancing the sense of place
- Policy DC2 Heritage assets
- Policy DC3: Requirement for good design
- Policy DC4: Small residential extensions

Assessment

1. The proposal

1.1. Planning permission is sought for:

- Raising the existing two storey rear outrigger to form a flat roofed two storey rear outrigger with parapet walls
- Erection of first floor rear roof terrace
- Erection of rear dormer measure: 2.3m deep, 0.9m in width and 1.4m in height and;
- Installation of 1 rooflight on both the rear and front roofslopes

1.2 During the course of this application the following revisions were received following feedback from the Council Conservation Team:

- Removal of the 1.8m high obscure glazed privacy screen enclosing the 1st floor terrace.
- Retention of the existing lintel at first floor
- Fenestration changed to timber from the uPVC and aluminium originally proposed

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential Amenity

3. Design and Conservation

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. 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.

3.2. The Management Strategy of the Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAMS) notes that 'Development proposals will be expected to preserve or

enhance the character or appearance of the Dartmouth Park Conservation Area.’

- 3.3. Policy DC2 (Heritage Assets) of the Dartmouth Park Neighbourhood Plan requires development affecting any of the buildings that make a positive contribution to the character or appearance of the conservation area to be designed to a high standard, or to preserve or enhance the character or appearance of the conservation area and make a positive contribution to local distinctiveness.
- 3.4. DC4 (Small residential extensions) of the Dartmouth Park Neighbourhood Plan indicates support for small residential developments (including roof extensions) where the development:
- (a) is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail;
 - (b) Does not harm the amenity of neighbouring properties (in particular in respect of privacy, overlooking and loss of light);
 - (c) is sensitive to and respects the overall character and appearance of the streetscene;
- 3.5. The proposal includes the installation of a rear dormer window and one rooflight on each of the rear and front roof slopes. These would be modest in size and would appear as subordinate features on the roof slopes. The rear dormer would be appropriately sized in accordance with the CPG guidance and it would contain only a staircase to access the top floor which would contain an en-suite bedroom within the existing roof. The dormer window would be of a similar size and design to the first floor rear windows, appearing as a subservient addition which would be in keeping with the existing dwelling and the surrounding area. The materials would match the existing roof with timber fenestration.
- 3.6. There are several dormer windows on the rear roof slopes along the terrace on this side of Chetwynd Road. These neighbouring dormer windows form part of the character of this street and therefore the original pitched roof profile of the roofscape has been changed by these dormer windows. The dormer window proposed in this application has been designed carefully, being of a low profile, narrow and small in size, proportionate to the roof form and taking appropriate cues from the existing building by matching window form and materials. Other examples within the terrace are bulky, boxy and incongruous in form and scale. Therefore, due to the design of the dormer window and the rooflights, along with the precedents within the street scene, it is not considered they would harm the appearance of the roofscape or the Conservation Area.
- 3.7. The proposal also involves the erection of a second floor rear roof terrace. To facilitate this a parapet wall will be built up from the existing sloping roof. It will be constructed of brick to match the existing wall. It is noted that this is not an uncommon feature within the terrace and it would not appear out of keeping with the prevailing pattern of development. The existing second floor window onto the outrigger will be replaced with a single timber door. The lintel above was revised to be in keeping with other brick courses.
- 3.8. In conclusion, it is considered that the development would not have a detrimental impact on the character or appearance of the host building, townscape or the conservation area. The development is also not considered to represent overdevelopment given its modest scale that is in keeping with the form and character of the terrace.
- 3.9. Subject to the standard 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. 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 for 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. To create a level surface for the second floor rear terrace the existing sloping roof will be built up with a brick parapet. It is noted that the ground floor flat below does have a glazed-roofed extension alongside the site of the raised two storey rear outrigger, serving a kitchen/diner. However, given the modest increase in height of the wall (approximately 1.5m) and the location of the ground floors extension, to the east of the raised wall, the impact on the daylight and sunlight to this room would be minimal and not of an extent that would warrant a reason for refusal.
- 4.3. It is noted that the ground floor flat already has a rear first floor rear terrace (below the proposed terrace) which results in a degree of overlooking of the adjoining property. The proposed second floor terrace, which would have a 1.25m high wall on each side, would not result in any significant direct overlooking of any neighbouring rooms, terraces or gardens.
- 4.4. It is considered that there would no harmful direct overlooking to the rear windows on Bellgate Mews given their angle and distance (over 15m) from the application site. There are large mature trees within the garden at the site and the rear garden of the property behind at 23 Dartmouth Park Road. Consequently, and given the depth of the gardens there should be no undue overlooking at this site. Given the size of the terrace and the number of other terraces with this terrace it would also not result in significantly increased noise or disturbance.
- 4.5. The proposed rear dormer windows would be set within the roof and would not result in any more overlooking than from the existing upper floor windows at the site. Also, due to the previously mentioned distances, angles and trees, there would be no undue overlooking at Bellgate Mews or to the properties to the rear in Dartmouth Park Road from the new rear dormer.
- 4.6. The proposed development is not considered to lead to a significant impact upon the amenity of any other neighbouring residents in terms of loss of privacy, light or a sense of enclosure. The development is thus considered to be in accordance with planning policy A1.

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 20th February 2023, 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: 2022/4276/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 14 February 2023

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

Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
35 Chetwynd Road
London
Camden
NW5 1BX

DECISION

Proposal:

Raising of existing two storey rear outrigger and formation of second floor rear terrace, erection of rear dormer and installation of rooflights in front and rear roofslopes.

Drawing Nos: Site location plan, B146446-1100 Rev.A and B146446-3100 Rev.C.

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:

Site location plan, B146446-1100 Rev.A and B146446-3100 Rev.C.

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 D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DC1, DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2019.

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-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION