

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/01/2023</b>	
		n/a		<b>Consultation Expiry Date:</b>		<b>22/01/2023</b>	
<b>Officer</b>				<b>Application Number:</b>			
Tony Young				2022/5225/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
25 Marquis Road London NW1 9UD				Refer to 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:</b>							
Repositioning of single-glazed timber frame sash window at 2nd floor level on rear elevation (200mm higher).							
<b>Recommendation:</b>		<b>Refuse Planning Permission</b>					
<b>Application Type:</b>		<b>Householder</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining occupiers and local groups:</b>		No. notified	<b>0</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Method(s) of consultation:</b>		Site notice was displayed from 28/12/2022 to 21/01/2023 Press notice was published on 29/12/2022 and expired 22/01/2023  The Camden Square Conservation Area Advisory Committee were formally consulted via email/online notification					
<b>Summary of responses from local residents / groups:</b>		No responses received					

<b>Site Description</b>
<p>The application site comprises of a 3-storey Victorian mid-terrace residential dwelling house situated on the west side of Marquis Road, close to the junction with St. Paul's Crescent to the south. The application proposals relate to the replacement of fenestration at the rear of the property.</p> <p>The building is not listed and sits within the Camden Square Conservation Area. All properties are considered to make a positive contribution to the character and appearance of this conservation area, unless listed as neutral or negative (the building is not identified as making either a neutral or negative contribution in the Camden Square Conservation Area Appraisal and Management Strategy, adopted March 2011).</p>

## Relevant History

**2019/2401/P** – Non-material amendment to exterior tile cladding colour for proposed rear extension approved under planning permission ref 2014/6861/P dated 16/12/2014. Planning permission granted 06/06/2019

**2017/3014/P** - Creation of a set-back roof terrace on the roof of the existing ground floor rear extension, installation of balustrading and privacy screening, and replacement of the existing first floor rear window with a door to provide access. Planning permission granted 10/09/2018

**2014/6861/P** - Erection of a garden studio to replace existing sheds at rear of garden and single storey extension replacing existing conservatory. Planning permission granted 16/12/2014

Neighbouring site(s):

**2019/6174/P** (no. 23 Marquis Road) - Installation of 3x conservation rooflights to rear roof slope, replacement timber casement windows to timber sash windows to front and rear elevations, replacement front doors, reinstatement of brick piers to front boundary wall and reinstatement of window to rear ground floor to house (Class C3). Planning permission granted 26/02/2020

## Relevant policies

### National Planning Policy Framework 2021

#### London Plan 2021

#### Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

#### Camden Planning Guidance

CPG Design 2021 - chapters 1 (Introduction), 2 (Design excellence) and 3 (Heritage)

CPG Home Improvements 2021 - chapters 'Key principles & community' (pages 16-32), 'Materials' (pages 36-37) and 'External alterations' (pages 56-57)

CPG Amenity 2021 - chapters 1 (Introduction) and 2 (Overlooking, privacy and outlook)

### Camden Square Conservation Area Appraisal and Management Strategy (adopted March 2011)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought to reposition an existing single-glazed timber framed sash window located at 2nd floor level on the rear elevation. The replacement window would be positioned 200mm higher up on the rear elevation (see Image 1 below).



Image 1 – showing existing and proposed rear elevation of host property

## 2.0 Assessment

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

- the design and impact of the proposal on the character and appearance of the host building, wider rear terrace and the Camden Square Conservation Area; and
- the impact of the proposal on neighbouring amenity.

## 3.0 Design and heritage

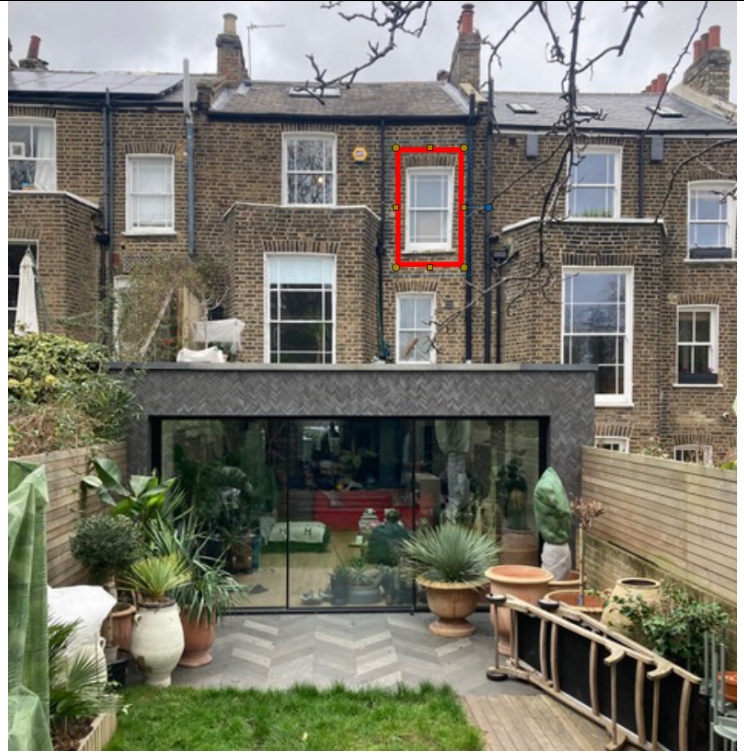
3.1 Local Plan Policy D1 (Design) requires that all development, including alterations and extensions to existing buildings, are of the highest standard of design and expects all development to specifically consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use; and
- the wider historic environment and buildings, spaces and features of local historic value.

3.2 Local Plan Policy D2 (Heritage) states that the Council will require that developments preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. This is supported by the Camden Square Conservation Area Appraisal and Management Strategy (adopted March 2011).

3.3 Camden Planning Guidance (CPG) Home Improvements advises that homeowners should consider in the design process certain points, including the character and proportions of the host building, neighbouring ones and wider area; the existing common pattern of development and rhythm of gaps and buildings; and the preservation of existing strategic and local views.

3.4 The application site comprises of a 3-storey Victorian mid-terrace residential dwelling house situated on the west side of Marquis Road, close to the junction with St. Paul's Crescent to the south. The 2<sup>nd</sup> floor rear window proposed to be repositioned is highlighted in red (see Images 2 and 3 below).



Images 2 and 3 – showing front and rear elevations of host property (no. 25 Marquis Road)

- 3.5 It should firstly be noted that the Council raises no objection to the proposed window in terms of its design, size or materials as it would closely match a similar single-glazed window which it would replace (as shown in Image 3 above). The principal concern with the current proposal is by virtue of its proposed siting and location given its particular site context and this report sets out the reasons for this below.
- 3.6 While it is recognised that the rear elevations of some of the properties along the terrace in which the host property is situated have been altered to some degree in the past at ground floor level, the upper floors appear mainly unaltered and well maintained (see Image 4 below).



Image 4 – showing the wider rear terrace (2<sup>nd</sup> floor rear window highlighted in red).



- 3.7 In particular, the upper parts of the rear elevations (1<sup>st</sup> and 2<sup>nd</sup> floor levels) of most properties within the rear terrace have the same appearance, each characterised by tall projecting bay windows and variously sized other traditional windows which closely match in terms of their relative proportions, sizes, materials, and most importantly in this case, in terms of their relative positions. This includes a rear window on the right-hand side of each elevation at 2<sup>nd</sup> floor level which is located in a lower position on the majority of properties along the rear terrace relative to another 2<sup>nd</sup> floor window situated on the left-hand side which is positioned higher up above each bay. This arrangement forms part of a clear design intention and remains a distinctive visual characteristic of the terrace.
- 3.8 As a result, the majority of properties along the rear terrace (nos. 23 to 35 Marquis Road) have a uniform and balanced appearance when viewed together, by virtue of their architectural symmetry and regular elevational composition which is clearly evident, especially on the upper floors, and which continues to reflect the historic design of the rear elevations of this group of buildings, partly through the relatively unaltered pattern and rhythm of fenestration along the terrace.
- 3.9 This homogeneity in appearance of fenestration not only provides distinctive visual interest, but also positively contributes to the character and appearance of the rear elevations of this group of buildings, the wider terrace as a whole and to the Camden Square Conservation Area. This is particularly the case given the clear and open public view of the rear of these properties from St. Paul's Crescent to the south (as evidenced in Image 4 above), as well as, in private views from the rear gardens of St. Augustine's Road to the west.
- 3.10 In regard to local details within the conservation area, Paragraph 5.6 of the Camden Square Conservation Area Appraisal and Management Strategy states that these *'tend to be within a limited range and in groups that reflect the sequence of developments. The uniformity of these groups is an important characteristic of the area, and where insensitively altered or missing, this can have a negative effect on the terrace'*.
- 3.11 In this context, the proposed repositioning of an existing timber framed sash window higher up on the rear elevation would adversely alter the existing integrity in character and appearance of the terrace of properties when viewed together, by introducing an incongruous addition which would disrupt and imbalance the architectural symmetry and composition of the rear elevations of these buildings when read as a group (nos. 23 to 35 Marquis Road in particular). As such, the proposal would not respect the prevailing historic pattern, rhythm and symmetry of the buildings at the rear, and as a consequence, fails to preserve the existing character and appearance of the host building and terrace as a whole, as well as, the wider conservation area.
- 3.12 The applicant has referenced a number of examples of alterations in support of the application proposals. These include an example of a repositioned rear 2<sup>nd</sup> floor window in situ at no. 21 Marquis Road (visible in the top right-hand corner of Image 4 above). It is firstly noted that planning permission does not appear to have been granted for this alteration. Additionally, it is noted as being an isolated and historic example which pre-dates current policies and guidance, and would unlikely receive approval if applied for now for similar reasons to those set out above. The example is also noted as having taken place at the end of the terrace (rather than within the terrace itself as would be the case with the current proposal), and therefore, while it is considered to be an unfortunate and inappropriate alteration, it does not interrupt the continuous and uniform appearance of fenestration that remains and which is visible along the majority of the rear terrace (nos. 23 to 35 Marquis Road). As such, the historic and unauthorised alteration at no. 21 is not considered to set any precedent for the current proposal, nor to justify the further erosion of the character and appearance of the rear terrace.
- 3.13 The applicant has also referenced a recent approval at no. 23 Marquis Road (ref. 2019/6174/P) dated 26/02/2020 in support of the application proposals. The approved alterations included the installation of rooflights, replacement of front and rear windows, and reinstatement of a rear window to a door. However, it is noted by the case officer that all window alterations matched the proportions, type and overall size of the existing traditional windows of neighbouring buildings within the terrace. As such, they did not involve any inappropriate repositioning of windows within the rear terrace which is the principal concern with the current proposals. The example at no. 23

also involved the replacement of a non-original rear window with a door. Importantly, the alteration was at ground floor level and not widely visible, it reinstated an original opening and was considered in the planning officer's assessment to be a sensitive change within the context of existing traditional ground floor treatments along the terrace.

- 3.14 A further example referenced by the applicant at the host property (ref. 2014/6861/P) dated 16/12/2014, namely, the erection of garden studio to replace existing sheds at rear of garden and a single storey extension to replace an existing conservatory, involved very different proposals at ground floor level, and therefore, required different considerations to be taken into account in that context than the current proposals being considered in this report.
- 3.15 All the above examples of development referred to by the applicant, therefore, are not considered to be sufficiently similar or comparable to set any precedent for the current proposal. As such, while paying due attention to any past changes, the application proposal has been assessed on its own individual merits, taking into account the particular site context, including all relevant planning and appeal history, current policies and guidance.
- 3.16 Overall, therefore, the proposal, by virtue of its siting and location, would result in an incongruous and unsympathetic alteration, which would disrupt the historic pattern, architectural symmetry and balanced elevational composition of the rear terrace (nos. 23-35 Marquis Road) when viewed together as a group. The proposal would, therefore, be harmful to the character and appearance of the host building, wider rear terrace and Camden Square Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 3.17 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square 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.

#### Planning balance

- 3.18 Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework 2021 (NPPF) seeks to preserve and enhance heritage assets. In this regard, Paragraph 202 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.'*
- 3.19 The proposed development is considered to result in less than substantial harm to the significance of the Camden Square Conservation Area for the reasons set out above. Any public benefit that might arise from such a proposal, for instance, through the introduction of alternative energy efficiency measures or improvements, have not been demonstrated. As such, there is no clear public benefit that would arise as a result of the proposal.
- 3.20 Therefore, weighing the less than substantial harm caused as a result of the proposed development against the absence of any clear or demonstrable public benefit, it is considered on balance that the harm arising to the significance of the Camden Square Conservation Area is not outweighed by any public benefits.
- 3.21 As such, the proposed development is contrary to Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets, and is not acceptable in design terms.

#### **4.0 Amenity**

- 4.1 Local Plan Policy A1 (Managing the impact of development) and CPG Amenity seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents.

4.2 No harm would be caused to neighbouring properties in terms of any reduction in privacy or outlook, nor any increased levels of overlooking or sense of enclosure given that the proposed window would replace a similar existing window at the rear.

4.3 As such, the proposal is considered to accord with Policy A1 and the relevant Camden Planning Guidance in amenity terms.

### **5.0 Recommendation**

5.1 It is therefore recommended that planning permission be refused for the following reason:

5.2 The proposed repositioning of the 2nd floor rear window, by virtue of its siting and location, would result in an incongruous and unsympathetic alteration, which would disrupt the historic pattern, architectural symmetry and balanced elevational composition of the rear terrace (nos. 23-35 Marquis Road) when viewed together as a group. The proposal would therefore be harmful to the character and appearance of the host building, wider rear terrace and Camden Square Conservation Area, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.