

Delegated Report		Analysis sheet		Expiry Date:	28/03/2023
		N/A		Consultation Expiry Date:	21/05/2023
Officer				Application Number(s)	
Alex Kresovic				2023/0435/P	
Application Address				Drawing Numbers	
Flat C 43 Oseney Crescent London NW5 2BE				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of roof terrace within main rear roof slope.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	1	No. of objections	0
Summary of consultation responses:		Press Notice: published 27/04/2023, expired 21/05/2023. Site Notices: displayed 21/04/2023, expired 15/05/2023. No responses were received from neighbours or members of the public.			
Bartholomew Estate & Kentish Town CAAC / Kentish Town Neighbourhood Forum		A letter was received on behalf of the Kentish Town Neighbourhood Forum who advised they neither endorse nor oppose the application. No comments were received from the Bartholomew Estate & Kentish Town CAAC.			

Site Description

The application site is located on Oseney Crescent, and the application property is a part of the terraced houses that form the curve on Oseney Crescent.

43 Oseney Crescent is a 4-storey building (plus loft conversion) split into three flats. This application refers to Flat C of 43 Oseney Crescent which is a four-bedroom single family residential dwelling, with the entrance on the upper ground floor level.

Oseney Crescent sits within the Bartholomew Estate Conservation Area within the Christ Church Estate sub area. The property is not listed however is noted within the Bartholomew Estate Conservation Area Statement as a positive contributor.

There is a nearby listed building at Church of St Luke with St Paul, Oseney Crescent, which is a Grade II listed building located to the south of the application site.

Relevant History

APPLICATION SITE:

2015/2234/P - Loft conversion and insertion of 2 x rear roof light. – Granted 05/06/2015.

Relevant policies

National Planning Policy Framework (2023)

London Plan 2021

Camden Local Plan 2017

G1 (Delivery and location of growth)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Planning Guidance

CPG Housing 2021

CPG Design 2021

CPG Amenity 2021

Bartholomew Estate Conservation Area Statement adopted 2000

Assessment

1. Site, setting and townscape

1.1. The applicant seeks planning permission for: *Creation of roof terrace within main rear roof slope.*

1.2. The application site is Flat C of 43 Oseney Crescent. Oseney Crescent was one of the final parts of the Christ Church Estate to be completed. The street layout contrasts with the formal grid pattern of the main Conservation Area.

1.3. The building style is more grandiose than Islip Street but maintains many common characteristics. The overall scale is four storeys of continuous terrace on the west and semi-

detached on the east. Many of the properties have raised entrances, all with small front garden areas by low boundary walls.

1.4. The site, Flat C of 43 Oseney Crescent is a 4-storey building (plus loft conversion) which is located on the southern side of Oseney Crescent, and the rear elevation of the site can be viewed from the public realm on Bartholomew Road to the west. The roofscape to the rear of the wider terrace, which curves to follow the line of the street, is almost intact with the exception of the existing rooflights at No 43.

1.5. The listed building to the south of the site, on the corner of Caversham Road and Oseney Crescent, is the Church of St Luke with St Paul, which is a Grade II listed building.

2. Policy background & Principle of roof extension

2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”). Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

2.2. The Bartholomew Estate Conservation Area Statement notes that there has been very little redevelopment in recent years and majority of the alterations occurred prior to the Conservation Area designation in 1992, which have been quite minor and isolated, and are contributing to the erosion of the character of the Conservation Area. These works include, rear extensions, side extensions, conservatories, insertion of roof dormers and boundary treatments.

2.3. Policy BE15, Roof Extensions of the Bartholomew Estate Conservation Area Statement states that roof level alterations have had a harmful impact on the Conservation Area but overall, roof extensions have not become part of the character of the area.

2.4. Policy BE16, Roof Extensions of the Bartholomew Estate Conservation Area Statement states that mansard additions and other forms of roof extension which fundamentally change the roof form are uncharacteristic of the Conservation Area and any such addition would likely lead to adverse effect on the skyline and surrounding streetscape.

2.5. Policy BE31, Roof Extensions of the Bartholomew Estate Conservation Area Statement states that roof terraces are not part of the established character of the Conservation Area and terraces which will be visually intrusive or result in partial removal of the roof will be resisted.

2.6. The application forms a prominent row of terraces along Oseney Crescent which are quite intact, and the alterations would likely be visible from Bartholomew Rd when the trees aren't in leaf. To carve a recess in the roof to create a roof terrace will break the un-punctured appearance of the whole roof and will also create an unwanted precedent within the Conservation Area.

2.7. Adopted policy guidance in CPG Design outlines that where terraces or properties have remained untouched, roof alterations are unlikely to be considered appropriate. Thus, the creation of roof terrace within main rear roof slope at the host property would be out of character with the immediate surrounding context. The proposal would inappropriately break the existing roofscape and would undermine the balanced composition of the wider terrace. The addition of the roof terrace would also be at odds with the prevailing characteristics of the roofscape along this part of Conservation Area. The strong uniformity in the crescent, including at roof level, makes a notable positive contribution to the significance of the conservation area. The development would disrupt this and cause less than substantial harm to the character and

appearance of the conservation area, contrary to local plan policy D2.

2.8. The site is located in close proximity to a listed building to the south, and it is considered that the site would cause adverse harm to the setting of the Grade II St Luke's Church. The setting contributes to the significance of the listed building insofar as it sits within a consistent and well preserved planned urban context. The erosion of the strong uniform character will undermine the setting and so this part of the significance of the listed building, albeit less than substantial harm at the lower end of the scale.

2.9. In summary, the construction of a highly visible roof terrace at this prominent site along the wider terrace setting would have a detrimental impact on the characteristic roofscape and townscape of this part of the Conservation Area and is inappropriate in principle.

3. Other matters

5.1 The reduction in size to 17.57sqm from 22sqm to the loft bedroom to facilitate the roof terrace would still provide sufficient floor to ceiling height as at least half the floor area (9.63sqm) will be 2.3m in height or above as per policy guidance in CPG2 (Housing) and the nationally described space standards, providing sufficient habitable space.

5.2 The introduction of the roof terrace will not reduce the number of bedrooms to the host building.

5.3 The roof terrace would have no significant impact on daylight to habitable rooms in nearby residential properties. The roof terrace would introduce new opportunities for overlooking of existing properties, however this is considered to be acceptable due to the existing rear elevation window arrangements already providing opportunity for overlooking. The proposals are acceptable in terms of policy A1.

4. Conclusion

4.1. Paragraph 202 of the NPPF sets out 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.' The development would lead to less than substantial harm to the significance of the Bartholomew Estate Conservation Area and the listed church due to impact on its setting. The creation of a roof terrace would not provide sufficient public benefits to outweigh the presumption against harm to the designated heritage assets, and therefore the application is refused.