

Delegated Report		Analysis sheet		Expiry Date: 13/02/2019	
		N/A		Consultation Expiry Date: 25/02/2019	
Officer			Application Number(s)		
Ewan Campbell			2018/6282/P and 2019/0586/L		
Application Address			Drawing Numbers		
12 Mabledon Place London WC1H 9AZ			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey roof extension.					
Recommendation(s):		Refuse Planning Permission and Listed Building Consent			
Application Type:		Full Planning Permission and Listed building Consent			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
	No. of responses	00	No. of objections	00	
Neighbour Consultation	<p>A site notice was put up on 01/02/2019 and expired on the 25/02/2019. A press advert was put up on the 07/02/2019 and expired on 28/02/2019</p> <p>One comment were received from neighbours. Concerns include:</p> <ul style="list-style-type: none"> - Little justification for this alteration - Only surviving example of 21 Georgian Houses built in this location - On English Heritage listed <p><i>Officer comments: these issues will be discussed in the design and heritage section below.</i></p>				
Bloomsbury CAAC	<p>Bloomsbury CAAC objected to the proposal. Concerns include:</p> <ul style="list-style-type: none"> - Additional storey will not maintain scale and proportion of the building - Design will have significant impact on Georgian character - Alter the hierarchy within the street and remove sense of openness <p>Inappropriate development for listed building</p>				

Officer Comments: these are materials planning considerations and will be discussed in the design and heritage section of the report.

Site Description

The site is located on the western side of Mabledon Place close to the junction with Cartwright Gardens and comprises a two storey (plus basement) hostel with a flat roof. The application site is located in the Bloomsbury Conservation Area.

The property is a Grade II Listed building with a statutory listing address of 'Number 12 and attached railings, 12, Mabledon Place'.

CAMDEN TQ2982NE MABLEDON PLACE 798-1/89/1094 (West side) 14/05/74 No.12 and attached railings GV II Terraced house. Early C19. Stucco with rusticated ground floor. 2 storeys and basement. 2 windows. Segmental-arched ground floor openings in shallow recesses. Doorway with cornice-head, fanlight and panelled door. 1st floor with square-headed, recessed casements and cast-iron balcony. Cornice and blocking course. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. Listing NGR: TQ2999482634

Relevant History

No relevant history

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

Amenity CPG (January)

Design CPG (January 2021)

Home Improvements CPG (January 2021)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1. PROPOSAL

1.1. The applicant seeks planning permission and listed building consent for the following:

1.1.1. Erection of a roof extension

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

2.1.1. Design and Heritage

2.1.2. Amenity

3. ASSESSMENT

Design and Heritage

- 3.1.1. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.1.2. Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption including public benefit.
- 3.1.3. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.
- 3.1.4. The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 190 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 199-202 require consideration as to the impact of a proposed development on the significance of a designated heritage

asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

'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 including, where appropriate, securing its optimum viable use.'

- 3.1.5. The application is a grade II listed and situated in the Bloomsbury Conservation Area. It comprises a terraced house in single-family dwelling use, dating from the early 19th century. It consists of two-storeys built on a basement, with a front faced in stucco with a rusticated ground floor. The property is located adjacent to taller buildings, primarily the contemporaneous crescent-shaped grade II terrace of Cartwright Gardens, but also taller buildings which were largely constructed in the 20th century, whose scale is generally out-of-keeping with the sensitive historic context.
- 3.1.6. The design itself is erected over the outrigger and main dwelling house creating a new level within the roof extension which is exactly the same as the floors below. This extension is a crude alteration, essentially, copying the layout on the lower floor and not being sensitive to the hierarchy or scale of the building. The character of the building is that it is at a lower level to other buildings in the Conservation area and is what gives its special interest and significance. Therefore proposing an additional floor across the top of the building appears alien and contrived. This is excessive in this context because the roof form is exactly the same size and form as the existing floors below harming its Georgian character. Therefore the extension, from a design perspective, is unacceptable in principle.
- 3.1.7. The existing house at No 12 reads as a much lower scale building bridging the gap between taller buildings, and emphasising the scale, form and separation of the adjacent crescent terrace. This configuration is also found in several locations across the conservation area, particularly where returns in street frontages exist, adjacent to taller classical terraces. In this instance, No 12 is located in close proximity to the back of the grade II listed end-terrace crescent property facing Cartwright Gardens, and may at one time have been an ancillary building to this property. Its lower height and smaller scale, render it subservient to the large listed buildings next door. These characteristics – the dimensions, low height, and appearance of the building in this location, all contribute to the significance of the listed building. The increase in scale which is proposed will be diminished as a consequence of this alteration, harming this part of its significance.
- 3.1.8. The differentiation in height, and the building's relationship to the adjacent listed buildings in the terrace, are also an important part of the setting of the crescent. This setting emphasises the grandeur of the crescent terrace and in this respect directly contributes to its significance. The relationship of the return and status of the crescent are also important contributions to the significance of this part of the conservation area, as well as the wider impact of diminishing a return gap which are common features across the wider conservation area and part of its significance.
- 3.1.9. The lower height of No 12, which is defined by a horizontal parapet, also creates an important gap in the streetscape allowing greater visibility of the sky. This building, because of its height and overall appearance, contributes to the special character and setting of the listed Cartwright Gardens terrace as well as the historical context and relevance to the character of the conservation area. This gap is significant to the terrace's setting as it relates to the group of listed buildings in Cartwright Gardens, rather than the taller row of buildings immediately to the north of No 12 facing Mabledon Place. Removing this gap and making the building less subservient reduces the contribution it makes to the setting and special character of the adjacent listed buildings on Cartwright gardens which means the proposal is a harmful addition. For this reason, diminishing these relationships to the crescent terrace and eroding this feature in the conservation area will harm the significance of the listed

crescent terrace through its setting, and harm the significance of the conservation area.

- 3.1.10. The application contains little detail about the condition and form of the existing roof on No 12, which appears from the section drawings to be a shallow monopitch. It is possible that this roof is not original as buildings of this type and age tended to have valley roofs concealed behind their front parapets. However, the application offers no evidence as to the age of the roof structure and associated fabric. From the Council's perspective it is difficult to make an assessment on this however it is considered that insufficient evidence has been provided to justify this removal and therefore will form part of the reason for refusal.
- 3.1.11. As previously discussed if a proposal is assessed to cause harm, it should only be permitted where other planning considerations outweigh this. Considerable importance and weight has been attached to the harm to the significance of the listed building at 12 Mabledon Place, to the significance of the listed crescent terrace at Cartwright Gardens through the impact to its setting, and to the significance of the Conservation Area. This is a residential extension and there is no public benefit that would outweigh this harm.
- 3.1.12. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.1.13. 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.
- 3.1.14. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.1.15. This proposal fails to comply with policies D1 and D2 of the 2017 Local Plan and these conflicts with policy are sufficient to consider it in conflict with the development plan as a whole.

Amenity

- 1.1.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.
- 1.1.2. The application site is set to the rear of properties of Cartwright Gardens and adjacent to no.10 Mabledon Place. Due to the location, height and position of the neighbour at no.10 the development would cause any significant impacts to amenity as the development would continue the existing relationship of the building.
- 1.1.3. The property is within close proximity to the rear elevations of no.27 and no.28 Cartwright Gardens as well as the small amenity spaces to the rear. The character of the area is of small, tighter amenity spaces which may be more challenged compared with typical amenity spaces for residential properties. However both properties contain amenity spaces directly adjacent to the site and the additional floor (and a height of 2.4) in this location means that these amenity spaces and windows at ground and lower ground level will be significantly impacted.
- 1.1.4. The additional height in such close proximity would also contribute to a significant increase in the sense of enclosure and loss of outlook. Due to the lower ground floor nature of the

amenity spaces the increase in height would significantly increase the sense of enclosure neighbours would feel considering the flank wall of no.12 almost completely covers the rear of the properties. For the rear windows as well, the increase in height in such close proximity means the outlook of these windows, particularly on lower ground and ground will be significantly impacted and will be primarily looking out onto the flank wall which is approximately 3.4m away.

1.1.5. When measuring the 25 degree line with windows of 27 and 28 Cartwright Gardens the 12 Mabledon Place does fails the test for the lower ground and ground floor windows however from the plans 10-12 Mabledon Place already fails this line for these windows and meaning there is already an impact on light. Because of this building beyond at 10-12 Mabledon Place will already obstruct a notable amount of sky and whist the proposal is likely to have an impact on light received to the bottom three floors it is unlikely to be a significant or harmful impact as the existing neighbouring building is already blocking light.

1.1.6. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

2. RECOMMENDATION

2.1. Refuse Planning Permission for the following reasons:

2.1.1. The proposed roof extension, by reason of its principle, design and height would be detrimental to the character and appearance of the host building, streetscene and surrounding area. This would harm the significance of the host listed building, the listed buildings on Cartwright Gardens due to impact on their setting, and the significance of the Bloomsbury Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2.1.2. The proposed roof extension, due to height and proximity to the rear of 27 and 28 Cartwright Gardens would result in loss of outlook and an increase sense of enclosure. It would therefore be contrary to policy A1 (Managing the impacts of development) of the London Borough of Camden Local Plan 2017.

2.2. Refuse Listed Building Consent for the following reasons:

2.2.1. The proposed roof extension, by reason of its principle, design and height would be detrimental to the character and appearance of the host building, streetscene and surrounding area. Insufficient evidence has also been provided to demonstrate the removal of the existing roof would not cause harm to the special character of the listed building. Therefore there would be harm to the significance of the listed building and to the conservation area, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.