

Delegated Report		Analysis sheet		Expiry Date:	26/07/2022
(Members Briefing)		N/A		Consultation Expiry Date:	14/08/2022
Officer				Application Numbers	
Obote Hope				2022/2382/P	
Application Address				Drawing Numbers	
55 Princess Road London NW1 8JS				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Variation of Condition 3 (Approved Plans) of planning permission 2020/5626/P dated 06/05/2021, for the erection of a part one/part two storey rear extension following the demolition of the existing two storey closet wing, and alteration to the front and rear fenestration. Namely, retrospective permission for the erection of 2x dormers on the front roof slope in place of velux windows and removal of portion of rear parapet wall.					
Recommendation:		Refuse planning permission with warning of enforcement action.			
Application Type:		Variation or Removal of Condition			

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on the 15/07/2022 (consultation end date 08/08/2022).</p> <p>The development was also advertised in the local press on the 21/07/2022 (consultation end date 14/08/2022).</p>			
Adjoining Occupiers:	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>One response from a neighbouring occupier objecting to the proposal was received. Their concerns are summarised as follows:</p> <ul style="list-style-type: none"> • The drawings submitted do not reflect the current built roof. • The width and height of the proposed windows are far in excess of those already built in the terrace. • Objection is raised to the railing change at the rear. This is an unbalanced and disruptive architectural element. 			
Primrose Hill CAAC:	<p>The Primrose Hill CAAC objected on the following grounds:</p> <ul style="list-style-type: none"> • The dormers are too far forward and too high. They go against the principle that a roof extension should be subservient to the main building. The Primrose Hill conservation area statement current SPD states at PH 21 that roof extensions to these buildings should be significantly set back from the street elevation in order to minimise views; • The front slope of the extension and the dormers should be set back as shown in Camden Home improvements CPG (2021) at p. 50; • We note that the height of the roof shown in this application matches that of the neighbour at no. 57. This was correctly required by officers in the application 2020/5626/P and should be maintained, and; • No extra height on the roof is applied for in this application, and no extra height should be granted, to maintain the consistency of roof heights in the terrace in order to preserve the character and appearance of the conservation area; 			

Site Description

The application site is a single-family dwelling comprising basement, ground, first and second floors located on the west side of Princess Road. The front area is surrounded on three sides with metal railings similar to the other dwellings along the terrace.

The host building is located within the Primrose Hill Conservation Area and is noted as a building that makes a positive contribution to the wider Conservation Area.

Relevant History

2009/3411/P – Planning permission for the erection of additional storey to existing 2 storey rear extension of dwelling house (Class C3). **Granted 07/09/2009**

2011/4488/P – Planning permission for the renewal of planning permission granted 08/09/2009 (ref: 2009/3411/P) for erection of additional storey to existing 2 storey rear extension of dwelling house (Class C3). **Granted 20/10/2011**

2011/4493/P – Planning permission for the renewal of planning permission granted 09/03/2008 (ref: 2008/5591/P) for single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house(C3). **Granted 17/10/2011**

2012/3507/P – Planning permission for the erection of mansard roof extension with rear roof terrace all in connection with existing dwellinghouse (Class C3). **Granted 29/08/2012**

2020/5626/P – Planning permission for the erection of mansard roof extension with rear roof terrace; erection of a part one part two storey rear extension following the demolition of the existing two storey closet wing, and alteration to the front and rear fenestration. **Granted 06/05/2021**

2022/2550/P – Non-material amendment to planning permission ref 2020/5626/P dated 06/05/2021 for 'Erection of mansard roof extension with rear roof terrace; erection of a part one part two storey rear extension following the demolition of the existing two storey closet wing, and alteration to the front and rear fenestration', namely to increase the height of the segment of the party wall with 57 Princess Road by two brick courses. **Granted 30/09/2022**

EN22/0454 – An enforcement investigation was opened following reports the as built mansard roof does not accord with planning approvals 2020/5626/P and the later variation approved under 2022/2550/P. The investigation is ongoing.

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage

Camden Planning Guidance:

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

Primrose Hill Conservation Area Appraisal and Management Strategy (2000)

Assessment

1. Proposal

1.1. Retrospective planning permission is sought for variation of Condition 3 (Approved Plans) of planning permission 2020/5626/P (dated 06/05/2021) for the erection of two (2) dormers on the front roof slope of the approved roof extension, installation of timber framed double glazed sash windows as a replacement of the approved flush roof windows ("velux" type), and partial demolition and infill of the masonry rear parapet wall.

2. Considerations

2.1. The main issues to be considered are:

- Design and Heritage
- Impact on neighbouring amenity

3. Design and Heritage

- 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.
- 3.2. 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.
- 3.3. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (s72 of the Act) requires that when assessing proposals for new development within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 3.4. Policy PH11 of the Primrose Hill Conservation Area Statement states that new development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. This is consistent with Planning Policy Guidance and CPG Home Improvement which states that: 'Roof dormers should sit within the roof slope and appear as an extension to the existing roof whilst the existing roof form is maintained'.
- 3.5. Policy PH18 of the Primrose Hill Conservation Area Statement outlines that roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where: it would have a harmful impact on the form and character of the existing building; the roof is prominent, particularly in long views; and the property forms part of a symmetrical composition, the balance of which would be upset.
- 3.6. The application site is one of approximately sixteen properties of the same design that together form a unified run of terraces. Each terrace is defined by a step up to a single door at the ground level with fixed transom window above, and a wide sash window to the right. Double full height sash windows in a two-over-two configurations are found on the first floor and similar but smaller windows are on the second floor. Many of the terraces also feature mansard roof extensions with front facing dormers that align with windows on the lower levels.
- 3.7. The mansard roof extension approved under ref. 2020/5626/P was considered a modest projection matching the characteristics of a traditional true mansard, while respecting the proportions of the host building and the hierarchy of openings. Given the varied and mixed character along the street, the approved mansard roof extension was considered to successfully integrate into the surrounding area

and would thus preserve the character and appearance of the host building and wider Primrose Hill Conservation Area.

- 3.8. The as built mansard roof extension (see Figure 1 below) was not built according to the approved plans and is considered to no longer offer a modest projection. The as built front dormers project further forward than approved and are taller than those of neighbouring properties, making them much more prominent when viewed from the street. The resulting design is considered to detract from the prevailing roof form and fails to respect the proportions of the host building when viewed in context with the neighbouring buildings. Therefore, the roof extension fails preserve or enhance the character and appearance of the terrace properties and is considered harmful to the character and appearance of the wider conservation area.



Fig 1. As built dormers (left) and approved plans under ref.2020/5626/P (right)

- 3.9. It is noted that the proposed plans submitted as part of the current application (see Figure 2 below) are different than what has been constructed. The proposed dormers show windows of a much larger size, different style, and with narrower dormer cheeks and was actually constructed (see Fig 1 above).

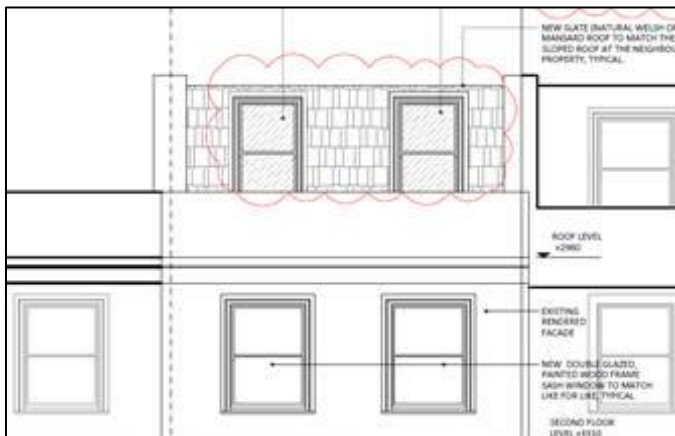


Fig 2. Proposed dormers as part of current application

- 3.10. The approved mansard roof extension (ref. 2020/5626/P) measures approximately 2.6m in height, 4.9m in width, and between 4.8 to 5.8m in depth. The as built mansard roof extension measures approximately 2.6m in height, 4.9m in width, and 5.9m to 6.1m in depth. Thus, the increased size and protruding bulk of the dormer roof extension, particularly the dormers, to the front elevation is considered to be out of character with the surrounding street scene and wider Conservation Area.
- 3.11. Typical mansard roof extensions are set back from the front parapet wall to eliminate any perceived bulk, while dormers feature matching window scale and design as well as minimal cheeks to reduce bulk. As a result, the protruding dormers are considered to be highly prominent and incongruous additions which fails to respect the character and appearance of the host property and the wider Conservation Area.

- 3.12. A section approximately 1.6m of the rear roof parapet wall was demolished and the 1.1m high black metal balustrade installed. These works are relatively minor and not considered harmful to the character and appearance of the host building. Thus, no objection is raised to these works.
- 3.13. Overall, it is considered that the proposed mansard roof extensions fail to preserve the character and appearance of the host property resulting in the architectural and historic interest that the building possess being harmed. Enforcement Action is recommended to be taken in relation to the as-built situation. The mansard roof extension would therefore conflict with s.72 of the Act, and Policies D1 and D2 of the Camden Local Plan 2017. They also fail to comply with Policies PH11 and PH18 of the Primrose Hill Conservation Area Statement. When read together, these policies seek to ensure high quality design in development and to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Moreover, the roof extension would fail to comply by the National Planning Policy Framework insofar as it relates to achieving well-designed places and conserving and enhancing the historic environment.

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to 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. Given the siting and nature of the as built proposal compared to the approved plans, no new impacts on neighbour amenity would. Therefore, the proposal complies with Policy A1 of the Camden Local Plan 2017 and CPG Amenity.

5. Recommendation

Refuse planning permission with warning of enforcement action.