

MADDOX PLANNING STATEMENT OF CASE

**13 Grafton Crescent, NW1 8SL
March 2024**

Description of development on decision notice

Erection of a mansard roof extension with front and rear dormer windows and PV panels.

Type of application

Householder application

Appellant

Mrs Alexis Zegerman

Local planning authority

London Borough of Camden

Application reference number

2023/5141/P

Contents of this statement

1. Introduction
 2. The facts
 3. The Appellant's case
 4. Conclusion
-

Appendices

1. Decision notice, appeal decision and plans for 13 Healey Street (LPA ref. 2016/6350/P) and appeal ref. APP/X5210/W/17/3174596)
2. Decision notice, appeal decision and plans for 21 Healey Street (LPA ref. 2015/6097/P) and appeal ref. APP/X5210/D/16/3147399)
3. Decision notice, appeal decision and plans for 23 Healey Street (LPA ref. 2016/4729/P) and appeal ref. APP/X5210/D/16/3163096)

1.0 Introduction

- 1.1 This Statement of Case has been prepared by Maddox Planning on behalf of Mrs Alexis Zegerman ('the Appellant') to support an appeal made under Section 78(1)(a) of the Town and Country Planning Act 1990 against Camden Council's decision to refuse planning permission for the 'erection of a mansard roof extension with front and rear dormer windows and PV panels' at 13 Grafton Crescent, London, NW1 8SL (LPA ref: 2023/5141/P).

Site and surroundings

- 1.2 The site is located on Grafton Crescent and forms part of a terrace of mid 19th Century three-storey buildings built from yellow London Stock Brick with stucco architraves and small paved front gardens.
- 1.3 The property is in use as a single-family dwelling (Class C3). The property features a butterfly roof hidden behind the front parapet and within the surrounding area there is a variety of roofscapes including flat roofs, pitched roofs, mansards, and other modern roof forms.
- 1.4 The site is not statutorily listed and nor is it located in a conservation area, but it has been identified by the Council as part of the locally listed terraces 7-13 (odd) and 16-26 (even) Grafton Crescent. The odd numbered buildings 7, 9, 11 and 13, but not 15, are included in the local list. The even numbered buildings 8, 10, 12 and 14 are also excluded. The Council's delegated report states that the '*local listing of 7-13 (odd) as opposed to the entire run of houses clearly arose from an error and the fact that terraces of consecutive numbers are less common than odd or even runs. The words used in description of the site makes it clear that the entirety of the Victorian building stock on the street is locally listed- "two terraces...on either side...well preserved group...townscape."*
- 1.5 For the avoidance of doubt, the local listing states the following:

"Two terraces of mid 19th century houses with small paved front gardens on either side of Grafton Crescent (formerly known as Junction Street). Three storeys in stock brick with stucco to architraves and ground floor elevation. Comparable detailing on either terrace, for example the design of door and window architraves; and distinct differences for example the parapet cornice and first floor window balustrades on 7-13, and the central projecting three bays to the terrace of 16-26. Very attractive and well preserved group which forms a high quality piece of historic townscape".

The planning application

- 1.6 The planning application was supported by the following drawings and documents:

- Application forms;
- Site plan (ref: 247-001) by Peter Morris Architects;
- Plans (ref: 247-002 rev C) by Peter Morris Architects;
- Section A-A (ref: 247-003 rev B) by Peter Morris Architects;
- Section C-C (ref: 247-005 rev E) by Peter Morris Architects;
- Section D-D (ref: 247-006 rev C) by Peter Morris Architects;
- Front Elevation (ref: 247-007 rev D) by Peter Morris Architects;
- Design and Access Statement by Bidwells;
- Heritage Statement (ref: 0825) by JANUS Conservation Ltd.;
- Heritage Impact Statement by Bidwells; and
- AVR Report by Ocean CGI.

- 1.7 The decision was made under delegated powers by Officers at the Council. By decision notice dated 13 February 2024, the Council cite one reason for refusal as follows:

1. *The proposed mansard roof extension, by reason of its principle, design, height and location on a terrace of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, streetscene and surrounding area. There would be a harmful impact on the integrity of a group of locally listed buildings. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposal would also be contrary to Camden's Home Improvements CPG guidance document.*

1.8 The reason for refusal relates to the principle, design, height and location of the proposed mansard and the alleged effect upon the character and appearance on the host building, street scene and surrounding area, alongside the group of locally listed buildings.

1.9 This statement provides the Appellant's case against the Council's refusal and sets out why planning permission should be granted. As set out in this statement, we are of the opinion that the proposed development preserves the character and appearance of the host building, street scene and surrounding area, including the locally listed terrace. There is no heritage harm. This is supported by the Heritage Statement that was submitted in support of the planning application and forms part of the appeal submission.

2.0 The facts

Site planning history

2.1 The site's relevant planning history is set out in the table below:

Reference	Description	Decision	Decision date
2023/1580/P	Erection of a mansard roof extension with new front and rear dormer windows and PV panels	Refused	26/07/2023
2023/1539/P	Details pursuant to condition 4 (balustrade) of planning permission reference 2021/5526/P dated 19/01/2023 for Erection of a part width single storey rear extension with roof terrace and balustrade above and alterations to ground floor fenestration and external drainpipe at rear.	Granted	16/05/2023
2021/5526/P	Erection of a part width single storey rear extension with roof terrace and balustrade above and alterations to ground floor fenestration and external drainpipe at rear.	Granted	19/01/2022
2022/4000/P	Erection of a mansard roof extension with new front and rear dormer windows, extended chimney and PV panels.	Refused	13/12/2022
2021/2759/P	Erection of a single storey rear extension and alterations to external drainpipe at rear	Granted	11/08/2021

Acts of parliament

2.2 To the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). These provisions also apply to appeals.

Development plan

2.3 The adopted development plan for the site comprises:

- Camden Local plan (2017);
- Kentish Town Neighbourhood Plan (September 2016); and
- London Plan (March 2021).

2.4 The following documents are material considerations:

- NPPF (December 2023);
- Camden Design Guidance CPG (January 2021); and
- Camden CPG Home Improvements (January 2021).

2.5 In the decision notice (ref: 2023/5141/P), the Council cites the following policies in the reason for refusal:

2.6 *Camden Local Plan policy D1: Design*

The policy states that the Council will seek to secure high quality design in development ensuring that development:

- “a) respects local context and character;*
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*

- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d) is of sustainable and durable construction and adaptable to different activities and land uses;*
- e) comprises details and materials that are of high quality and complement the local character;*
- f) integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g) is inclusive and accessible for all;*
- h) promotes health;*
- i) is secure and designed to minimise crime and antisocial behaviour;*
- j) responds to natural features and preserves gardens and other open space;*
- k) incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l) incorporates outdoor amenity space;*
- m) preserves strategic and local views;*
- n) for housing, provides a high standard of accommodation; and*
- o) carefully integrates building services equipment”*

2.7 *Camden Local Plan policy D2: Heritage*

The Council ensures that Camden’s rich and diverse heritage assets and their setting’s will be preserved. In relation to non-designated heritage assets, the policy states that the Council will seek to protect non-designated heritage assets (including those on and off the local list). The effect that a proposal on the significance of a non-designated heritage assets will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significant of the heritage asset.

2.8 *Kentish Town Neighbourhood Plan policy D3: Design Principles*

Policy D3 discusses how applications for the development of new and the redevelopment of existing buildings (which may include demolition alteration extension or refurbishment) will be supported where they meet the following criteria:

- “a) Proposals must be based on a comprehensive understanding of the site and its context*
- b) Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF*
- c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments.’*
- d) Design innovation will be encouraged and supported where appropriate*
- e) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings*
- f) Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.”*

2.9 Camden’s Home Improvements CPG Guidance document is also used as a reason for refusal; however no specific part of the guidance is listed on the decision notice.

2.10 The Appellant’s case is set out in the following section in the context of these policies and other material considerations.

3.0 The Appellant's case

- 3.1 The Council's reason for refusal relates to the principle, design, height, and location of the proposed mansard roof extension. The Council allege that the development would be detrimental to the character and appearance of the host building and locally listed terrace, the street scene and the surrounding area.
- 3.2 There are no other disputed matters. The Council acknowledge that the roof extension will improve the standard of accommodation at the appeal site; that there is no harmful impact on residential amenity and that the energy performance of the building will be improved.
- 3.3 We have broken down the Council's reason for refusal and discussed the different matters under the relevant headings below.

Principle of development

- 3.4 The Council allege in their delegated report that *"due to the unbroken roof line on the locally listed buildings, the extension will be visible from the street and from private views in this location' and that 'there is an in-principle objection to this form of development in this location as it would break the uniformity and uninterrupted roofline of the locally listed terrace and Borough's non-designated heritage asset."*
- 3.5 The Council refer to section 5.8 of the Camden Design Guidance (2015) in their delegated report to outline where a roof alteration or addition is likely to be unacceptable in principle. However, this document is out of date and has been superseded by the guidance on roof extensions set out in the Home Improvements CPG (2021). Section 2.2 of the Home Improvements CPG states that *"the previous guidance presented a hard-line approach of restricting development at roof level on any unbroken roofline. Under this guidance, a more flexible approach is proposed."* The guidance goes on to state that *"not every unbroken roofline is of heritage value and therefore it is not worthy of preservation. For buildings in Conservation Areas, the Conservation Area Appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline, which means they hold heritage value."* The host property is not located in a Conservation Area. However, as it locally listed, the next step is to review the local list description which identifies its perceived heritage significance. The local list describes the terraces as follows:

"Two terraces of mid 19th century houses with small paved front gardens on either side of Grafton Crescent (formerly known as Junction Street). Three storeys in stock brick with stucco to architraves and ground floor elevation. Comparable detailing on either terrace, for example the design of door and window architraves; and distinct differences for example the parapet cornice and first floor window balustrades on 7-13, and the central projecting three bays to the terrace of 16-26. Very attractive and well preserved group which forms a high quality piece of historic townscape".

- 3.6 No mention is made of an unbroken roofline or of the butterfly roof in the local listing description. The parapet cornice is also only mentioned due to the distinct differences along the terrace. No specific heritage value has therefore been attributed to the roofline. Nevertheless, the proposed development has been designed to preserve the strong parapet line by setting the mansard back so that it isn't visible from the public realm and the butterfly roof form is retained at the rear and will therefore remain legible in these private views.
- 3.7 In terms of the alleged unbroken roofline, the terrace has also undergone various transformations over the years, with the installation of a roof extension and terrace at number 14 Grafton Crescent and a flat roof at 15 Grafton Crescent. as shown in the image below:



Above: Image showing roof alterations/extensions on properties on Grafton Crescent

- 3.8 Although 14 and 15 Grafton Crescent are not technically on the local list, the Council state in their report that the even numbers in the terrace should have been included. Regardless, numbers 14 and 15 clearly read as part of the terrace and have altered rooflines in comparison with the rest of the terrace. The terrace does not have an unaltered roofline.
- 3.9 The Heritage Statement makes a compelling case for why the heritage significance of these terraces has been overstated by the Council and questions the appropriateness of its locally listed status. We agree with their assessment, however the proposals have been developed to preserve the terrace, regardless of the locally listed status. The proposed extension causes no harm to the terrace. The character and appearance of the terrace is not undermined or adversely impacted by the proposed roof extension, and it therefore follows that the principle of the development is acceptable.
- 3.10 The lack of harm to the host building, terrace and surrounding area is discussed further under the relevant headings below.

Height, design and appearance

- 3.11 The Council cite parts a-c of Policy D3 of the Kentish Town Neighbourhood Plan as part of the reason for refusal, which relate to the design of the proposals integrating with the local character and claim that *“the proposal clearly does not comply with these points, as the mansard is particularly incongruous feature on the unbroken roof line of Grafton Crescent.”* The design and appearance of the proposed mansard roof has been considered in accordance with mansard roof extensions in the local area and proposes traditional dark grey slates to match the mansard roofs along Healey Street and Prince of Wales Road. The proposals are therefore considered to be of an appropriate, contextual design, which draws upon local character in accordance with Policy D3.
- 3.12 The proposals are also in line with the Home Improvement CPG advice for mansard roof extensions on butterfly roofs, where the butterfly roof profile is retained to the rear. However, it should also be noted that the butterfly roof form cannot be kept in its entirety as it does not currently meet building regulations requirements and cannot be adequately insulated. Alterations to the butterfly roof are therefore required in order to modernise the dwelling and bring it up to modern standards. As there is no article 4 in the area, the flattening of the butterfly roof in order to provide the much needed insulation can also be undertaken under permitted development rights with no need for planning permission.
- 3.13 The Council’s delegated report says that the fenestration on the proposed mansard should follow a level of subordination in comparison with the windows on the floors below and that the proposed fenestration, especially to the rear of the mansard, is overly dominant. The windows have been designed to line up with fenestration below and are subordinate, being 20cm smaller. The design of the mansard extension and its fenestration is in accordance with the Council’s design guidance.

Regarding the height of the mansard, this is entirely appropriate. It has been designed to meet the minimum requirements. It is clearly not a tall mansard and does not adversely impact the building hierarchy or proportions. It is subordinate to the main elevation.

Alleged impact on the locally listed terrace and surrounding area

- 3.14 The Council allege that “due to the unbroken roof line on the locally listed buildings, the extension will be visible from the street and from private views in this location”. However, the Council does not specifically mention any views from the rear of the terrace or any private views in the delegated report or reason for refusal. In the delegated report, the Council provide a series of photographs from locations along Grafton Crescent which highlight their concerns of the proposed mansards visibility, but the images do not prove the visibility of the proposed extension in any way. The photographs serve only to highlight that only small parts of the chimney stacks and pots, alongside TV ariels can be glimpsed from particular views within the streetscape, and are unaffected by the proposed mansard, which would be entirely concealed behind the parapet.
- 3.15 The Appellant submitted an AVR Report prepared by Ocean CGI, showing verified views from three positions at each end of Grafton Crescent, to verify that the proposed extension would not be visible. Below, the location of these has been plotted on a map alongside the location of where it is considered that the Council’s photographs are taken from:



Above: AVR viewpoints 01-03 are plotted with red pins and the location of the Council’s photographs have been roughly plotted in yellow.

- 3.16 The AVR Report includes one verified view from the corner of Castlehaven Road and Grafton Crescent (VP03) which clearly shows that the roof extension would sit below the parapet line and would not be visible from this location. The verified views clearly demonstrate that the extension will not be visible from either of the viewpoints provided in the Council’s delegated report. For the avoidance of any doubt, the images provided by the Council in their delegated report have been placed next to zoomed in images of the AVRs below, clearly showing that the proposals will not be visible from the locations suggested by the Council.



Above: On the left is the image the Council have provided in their delegated report to show where the proposed extension will be visible and on the right is a zoomed in AVR showing that it will not be visible in this location.



Above: On the left is another image the Council have provided in their delegated report from the Eastern (Castlehaven Road) side to show where the proposed extension will be visible and on the right is a zoomed in AVR showing that it will not be visible in this location.

- 3.17 Additionally, the view that the Council include in their report from the Southern (Castle Road) side is from the corner of Castle Road and Grafton Crescent. This point is in-between two verified views taken by Ocean CGI (VP01 and VP02) and as the proposed roof extension is not visible in these views, it clearly will not be visible from a point in-between these two locations. Again, the image provided by the Council in their delegated report (taken from Castle Road) has been placed next to the AVR below, clearly showing that the proposals will not be visible from this location.



Above: On the left is the image the Council have provided in their delegated report to show where the proposed extension will be visible and on the right is a zoomed in AVR showing that it will not be visible in this location.

- 3.18 The Council set out in their report that *“it is unclear how parts of the proposed extension would not be publicly visible in longer views when the height of the proposed extension is compared to the extant visibility of the roofline of the building at chimney and party wall level.”* This is despite the submitted AVRs clearly showing that the roof extension will not be visible and are taken from longer viewpoints than those selected by the Council in their report. The Council offer no evidence to support their claim that the extension will be visible, whereas verified views provided by the Appellant demonstrate that the extension will not be visible from the viewpoints selected by the Council. The Appellant also asked the Council if any further AVRs were required during the application process, and the Council did not respond.
- 3.19 Of relevance, within the wider area, several other mansard roof extensions on largely unaltered rooflines have been granted planning permission. For example, 13 Healey Street (LPA ref. 2016/6350/P and appeal ref. APP/X5210/W/17/3174596) and 21 Healey Street (LPA ref. 2020/2640/P and appeal ref. APP/X5210/D/16/3147399). The documents for these applications can be found in Appendix 1 and 2. 21 Healey Street in particular is very prominent and backs on to Grafton Crescent. The Council accept that the appeal at 21 Healey Street was granted in their delegated report, however, note that *“unlike the subject site, is not part of a locally listed terrace.”* However, later in their report, the Council state that *“Healey Street is of comparable quality to Grafton Crescent and should also be entirely locally listed when the opportunity to revise the list arises.”* It is not therefore clear why the Council has refused this application given the impact upon the listed terrace, when a similar, far more prominent extension has been granted permission on a terrace which the Council contend is of a similar quality.



Above: View form Grafton Street of roof extension on 21 Healey Street.

- 3.20 It should be highlighted that mansard roof extensions are clearly read in views of the terrace, where mansards at both 21 Healey Street and 29 Prince of Wales Road (LPA ref. 2013/1305/P) are visible, as shown in the following photograph. Mansard roof extensions are present in the area and are part of the character.



Above: View from Grafton Crescent of the terrace showing the mansard roof extensions at 21 Healey Street and 29 Prince of Wales Road.

- 3.21 The Council also references the appeal decision at 23 Healey Street (Ref. APP/X5210/D/16/3163096) in their delegated report and that the Inspector draws attention to the regular pattern of valley roofs and their distinct peaks and troughs along Grafton Crescent as a positive feature, however, this clearly relates to the rear of the Healey Street properties, which are visible from Grafton Crescent, whereas the rear of the Grafton Crescent terrace is not publicly visible. The reasons for the dismissal of the appeal are not therefore relevant to this appeal. The documents for the application and appeal at 23 Healey Street are available in Appendix 3.
- 3.22 As noted above, the submitted Heritage Statement also queries the validity of the local listing of Grafton Crescent, where the parapet of the terrace is uneven and the brickwork across the front facade has a clear variation in brick-and-mortar joints, suggesting re-building and alterations in the mid-20th century following WWII damage. Regardless of the validity of the local listing, it is clear that the proposed mansard extension cannot be seen, it

does not undermine or harm the character or appearance of the terrace, and that it is in keeping with other terrace properties with mansard extensions in the surrounding area.

- 3.23 In view of the above, it has been demonstrated that no harm is caused by the proposed development. The principle of the roof extension is therefore acceptable, and the mansard has been sensitively designed. The proposals are in accordance with Local plan policies D1, D2 and Kentish Town Neighbourhood Plan policy D3, as well as guidance contained within Camden's Home Improvements CPG.

Other matters

- 3.24 The Council also discusses the housing mix, and that the proposal will provide an additional bedroom to the existing three-bedroom family sized home. The Council references the Strategic Housing Market Assessment (SHMA), indicating that the highest demand is for two and three-bedroom properties, and that there is a lower demand for four-bedroom properties. The Council contends that this, and the fact that the applicant also has a ground floor extension, outweighs the public benefits of the provision of the additional bedroom. The previous extension provided in the region of 5 sq. m additional floor space, and the Council's housing mix policy is less relevant to an application seeking to extend an existing property. The additional space will increase the liveability of the dwelling for current and future occupiers and offers social and environmental improvements to an existing family home within the borough.

4.0 Conclusion

- 4.1 The proposed extension would not be visible from Grafton Crescent, the front parapet roofline is unaffected and preserved, and the butterfly roof form to the rear would also be retained. The important roof features will be preserved and any uniformity to the terrace will not be adversely impacted.
- 4.2 The character and appearance of the terrace is therefore conserved and so is the site's positive contribution to the terrace. There is no heritage harm. This is also confirmed in the enclosed Heritage Statement that formed part of the planning application.
- 4.3 It has therefore been demonstrated that the proposed development will preserve the significance of the terrace. The proposal complies with Local plan policies D1, D2, Kentish Town Neighbourhood Plan policy D3 and Camden's Home Improvements CPG guidance.
- 4.4 The Inspector is therefore respectfully requested to allow the appeal and grant planning permission.

Appendix 1

Carol Moore-Martin
27 Beverley Road
Ruislip
HA4 9AL

Application Ref: **2016/6350/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

17 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

Flat C
13 Healey Street
London
NW1 8SR

Proposal:

Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace (Class C3).

Drawing Nos: Site Location Plan; 0083-001; 0083-002; 0083-003; 0083-004; Design and Access Statement prepared by Carol Moore-Martin

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by reason of its design, bulk, scale, visibility and location, would be detrimental to the character and appearance of the host building and surrounding area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.



- 2 The proposed roof terrace, by reason of detailed design would harm the character and appearance of the host building and the terrace of which it forms part, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

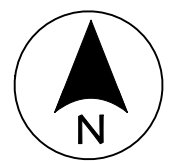
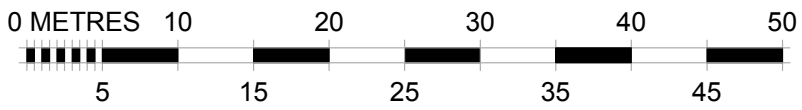
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

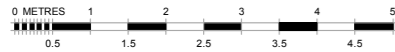
Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style and is positioned above a thin horizontal line.

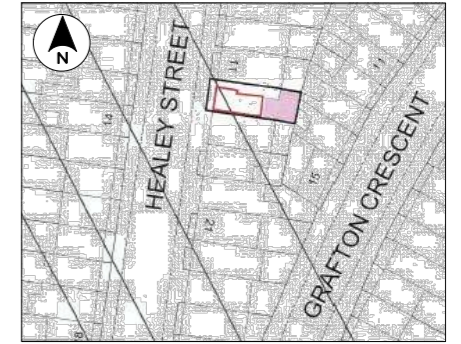
David Joyce
Executive Director Supporting Communities



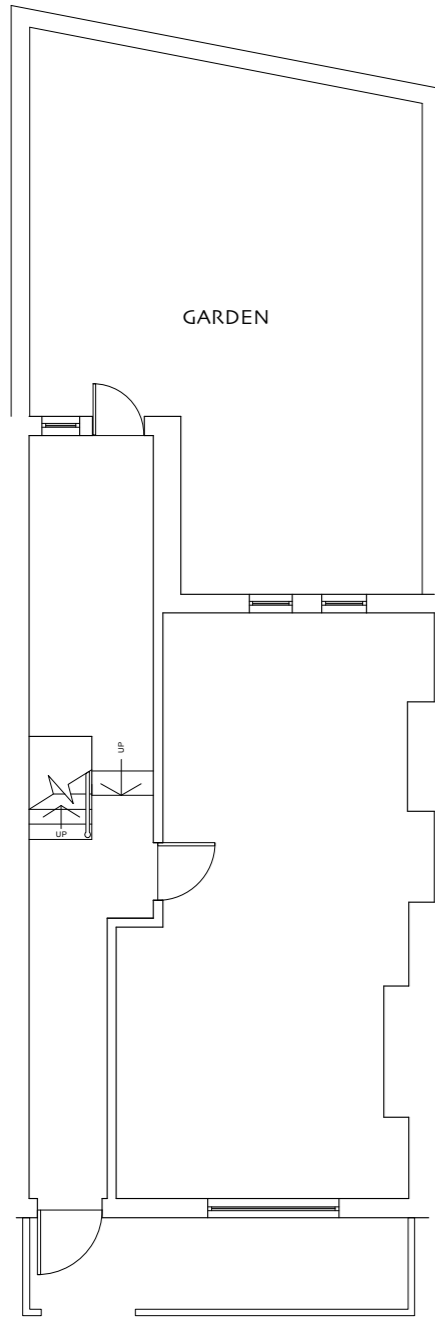
LOCATION PLAN, SCALE 1:500



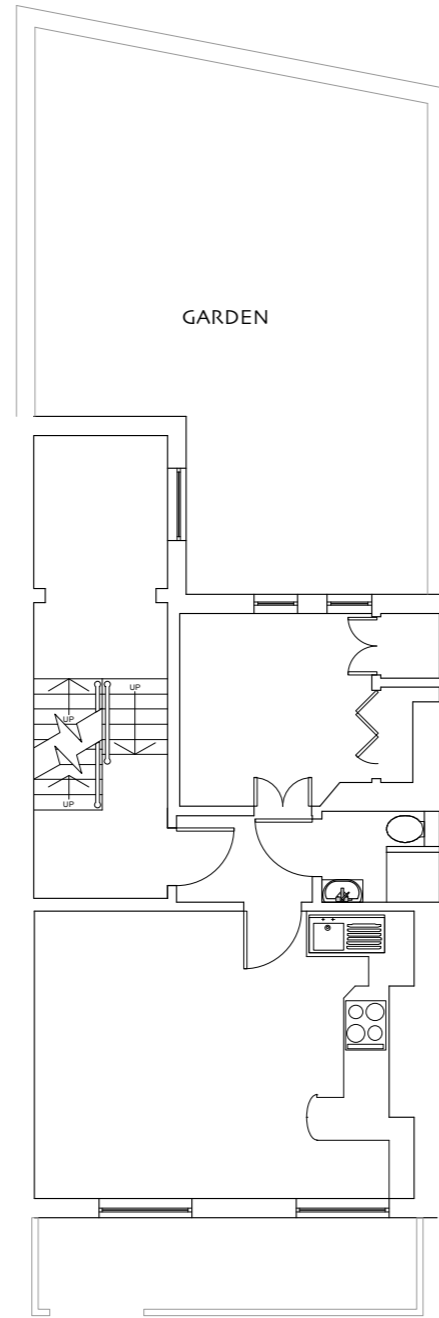
1:100 SCALE BAR



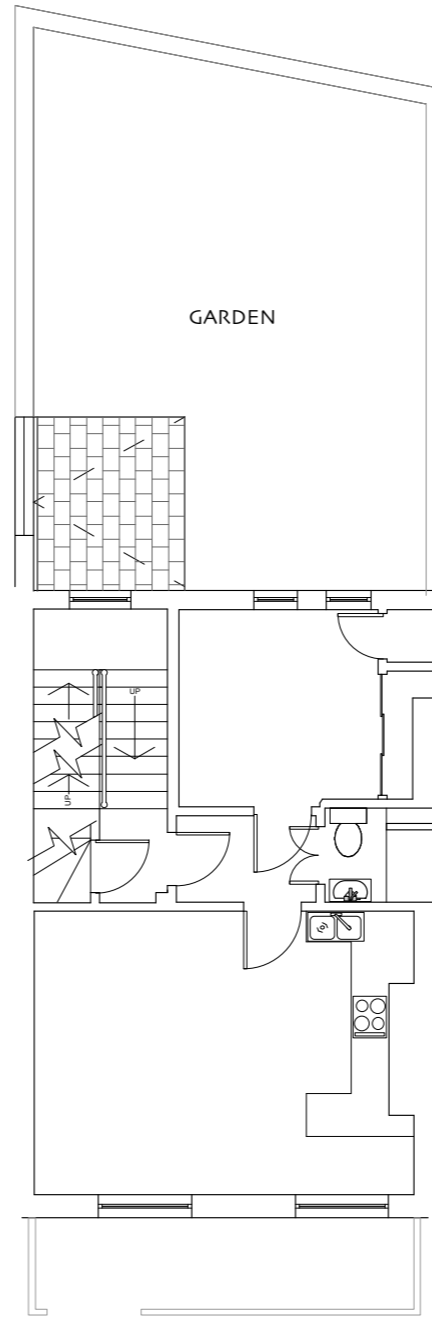
LOCATION PLAN, SCALE 1:1250



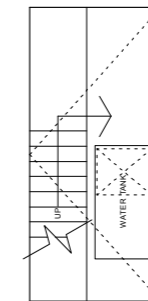
GROUND FLOOR PLAN, SCALE 1:100



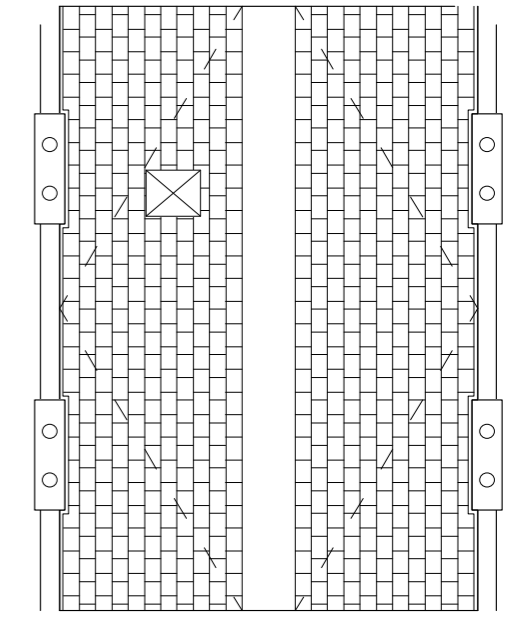
FIRST FLOOR PLAN, SCALE 1:100



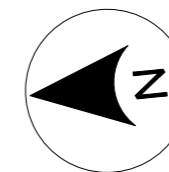
SECOND FLOOR PLAN, SCALE 1:100



LOFT SPACE, SCALE 1:100



ROOF PLAN, SCALE 1:100



CAROL MOORE - MARTIN

27 BEVERLEY ROAD, RUISLIP, HA49AL
 TELEPHONE +44(0)1895634190 MOBILE 07427571624
 EMAIL MOORE.MARTIN@AOL.COM

Revision	Date	Notes

Revision	Date	Notes

Drawn **CMD**

Check -

Scale **AS STATED @ A3**

Date **October 2016**

Drawing Title **Existing Floor Plans**

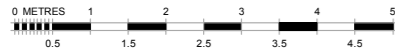
Project **Flat 13C Healey Street
 NW1 8SR**

Client **Mr. J Reading**

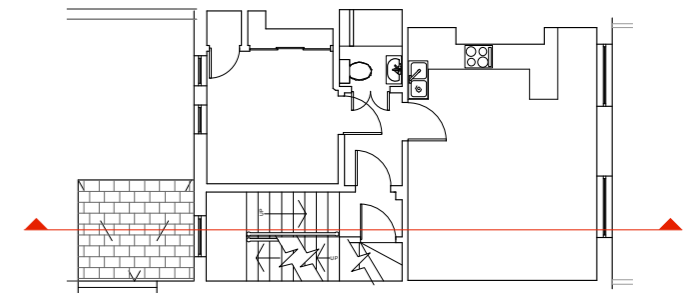
Job Number **0083**

Drawing Number **001**

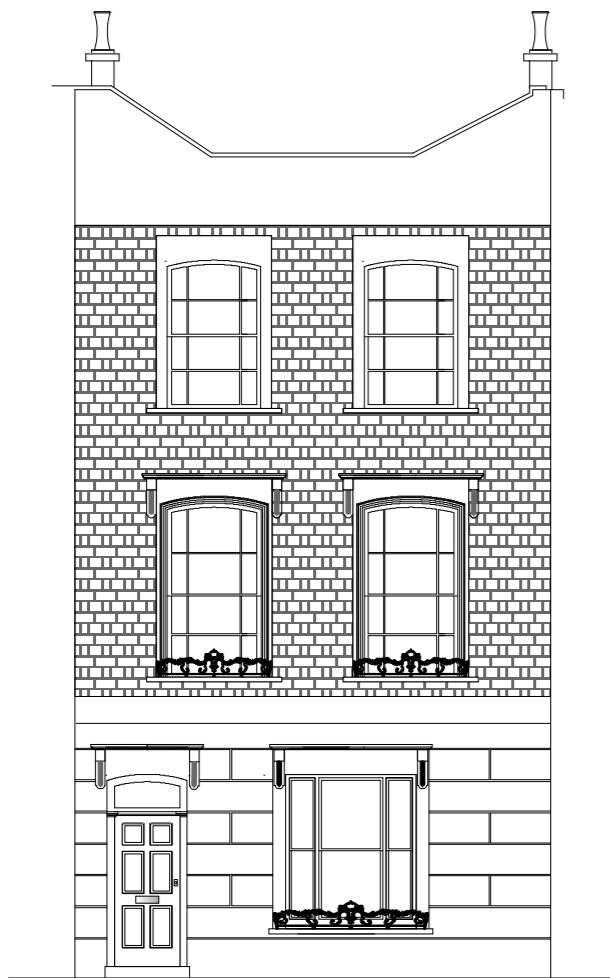
Rev



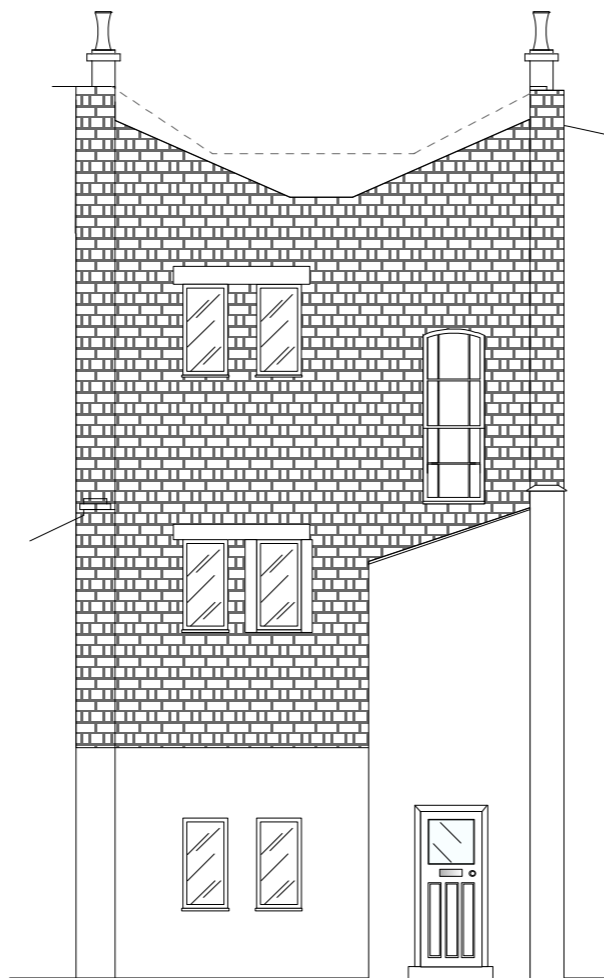
1:100 SCALE BAR



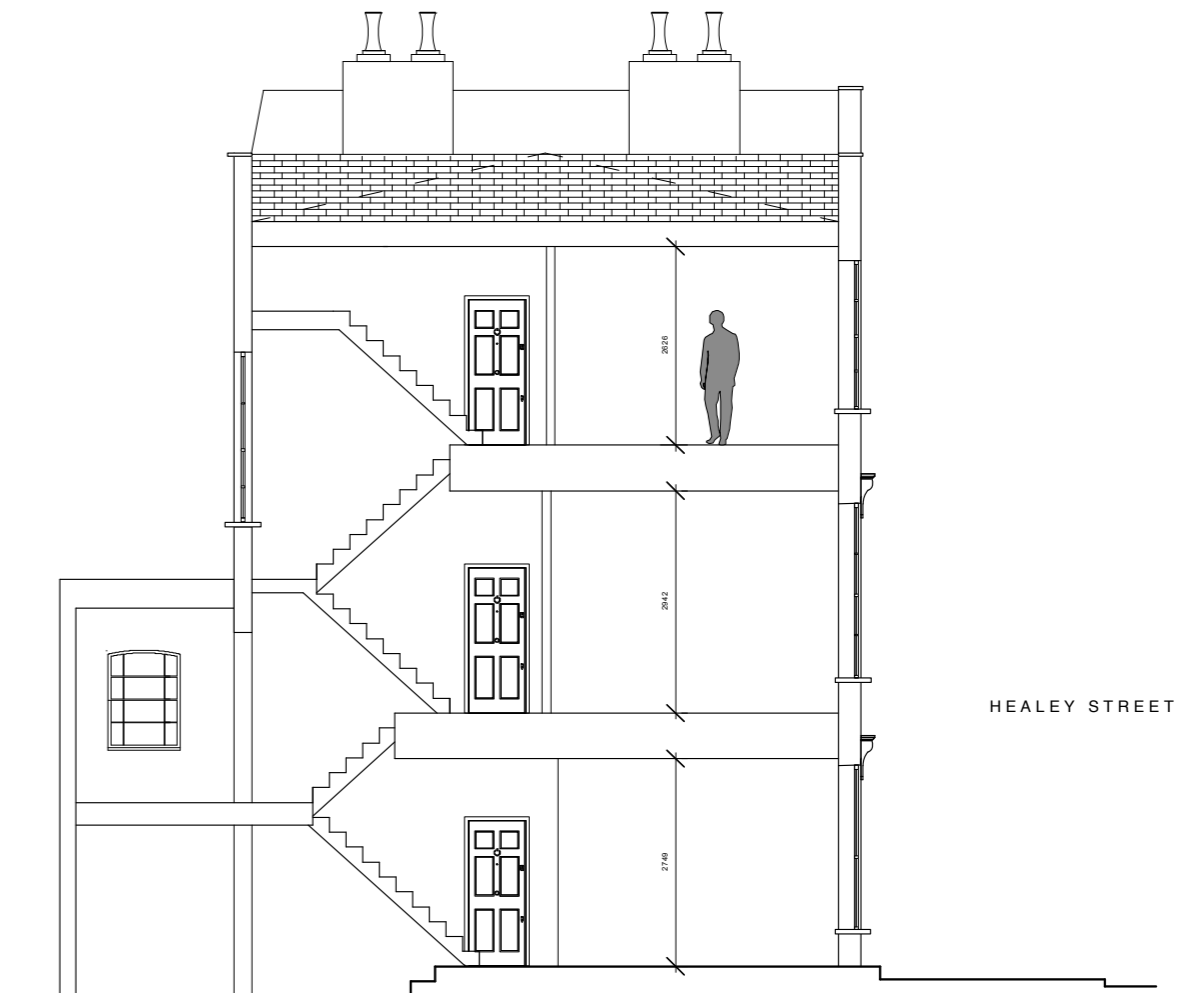
PLAN, INDICATING LINE OF SECTION, SCALE 1:150



EXISTING FRONT ELEVATION, SCALE 1:100



EXISTING REAR ELEVATION, SCALE 1:100



EXISTING SECTION THROUGH, SCALE 1:100

CAROL MOORE - MARTIN

27 BEVERLEY ROAD, RUISLIP, HA49AL
 TELEPHONE +44(0)1895634190 MOBILE 07427571624
 EMAIL MOORE.MARTIN@AOL.COM

Revision	Date	Notes

Revision	Date	Notes

Drawn **CMD**

Check -

Scale **AS STATED @ A3**

Date **June 2016**

Drawing Title **Existing Elevations**

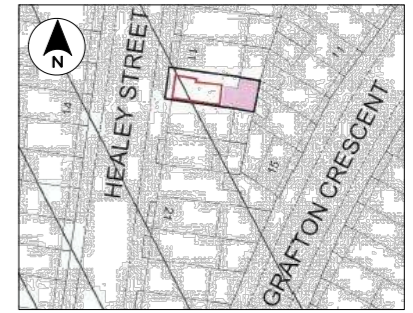
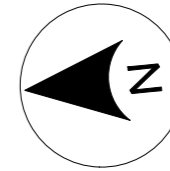
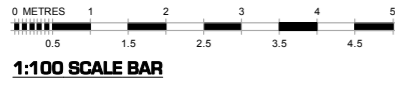
Project **Flat 13C Healey Street
NW1 8SR**

Client **Mr. J Reading**

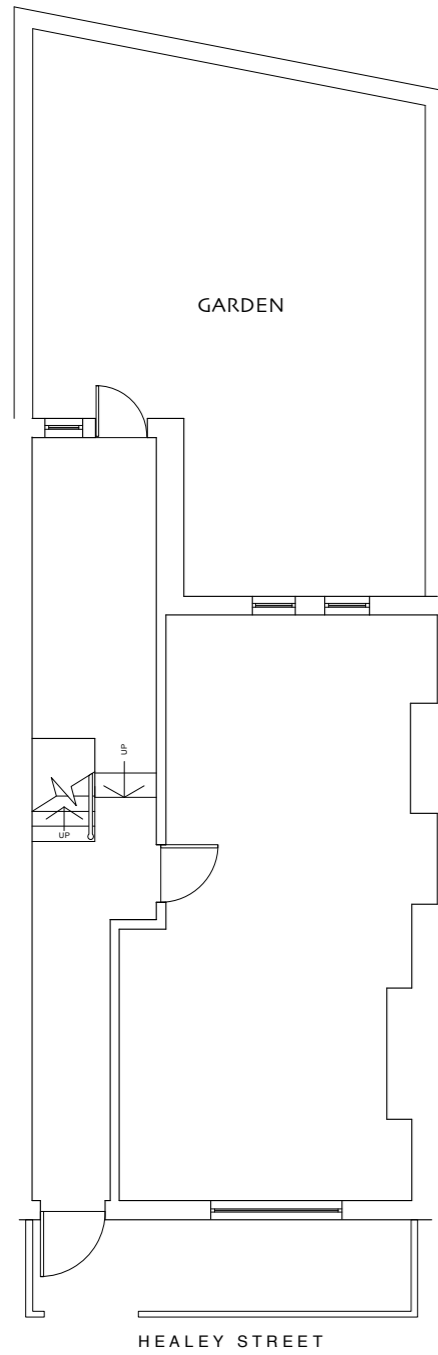
Job Number **0083**

Drawing Number **002**

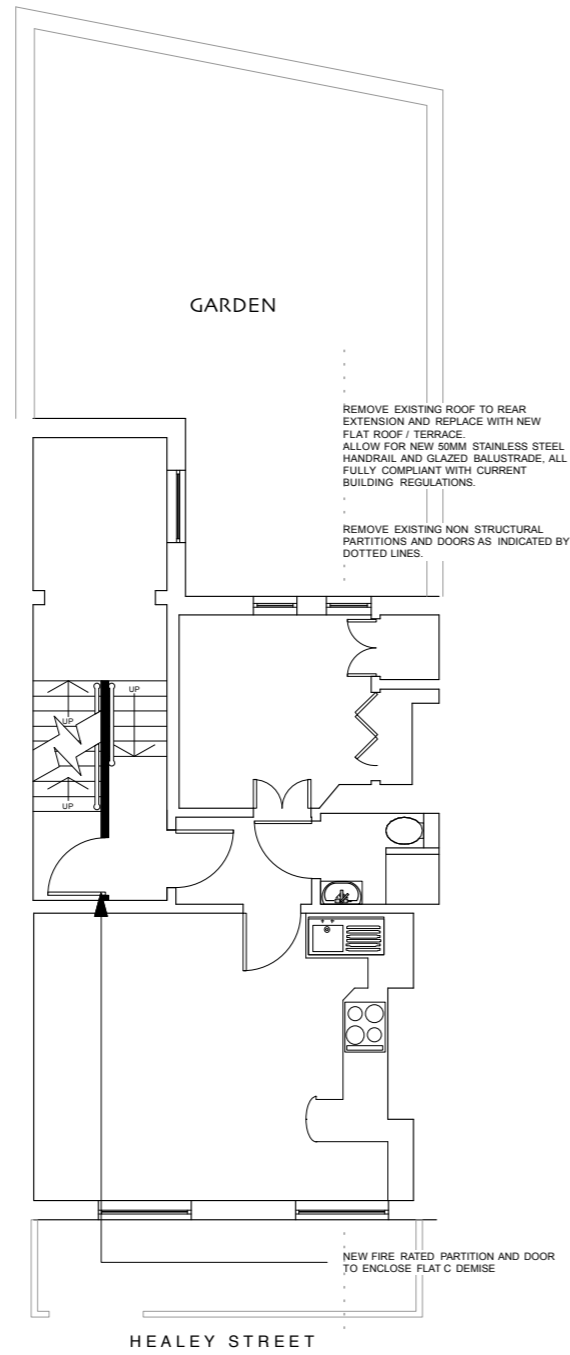
Rev



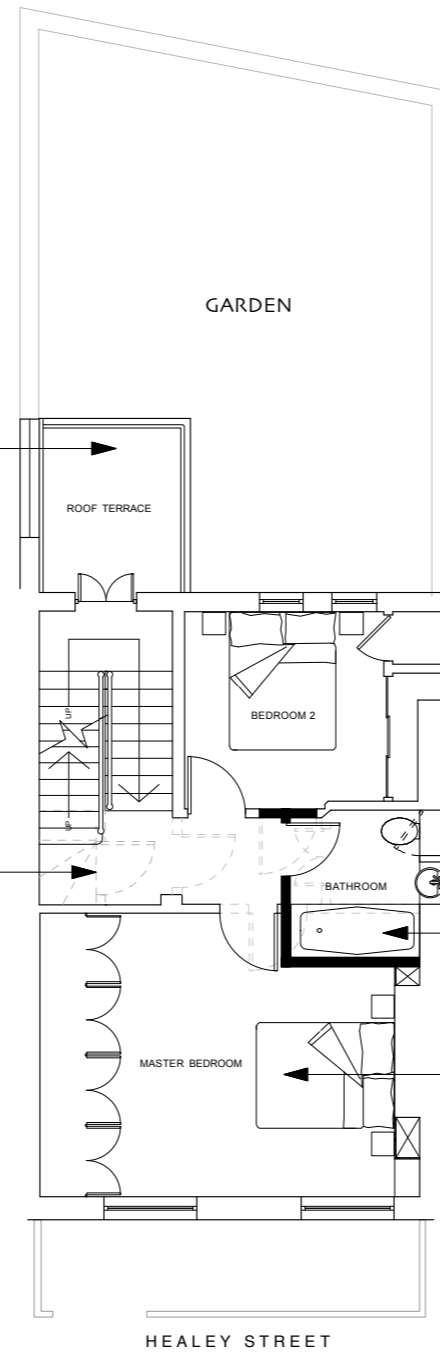
LOCATION PLAN, SCALE 1:1250



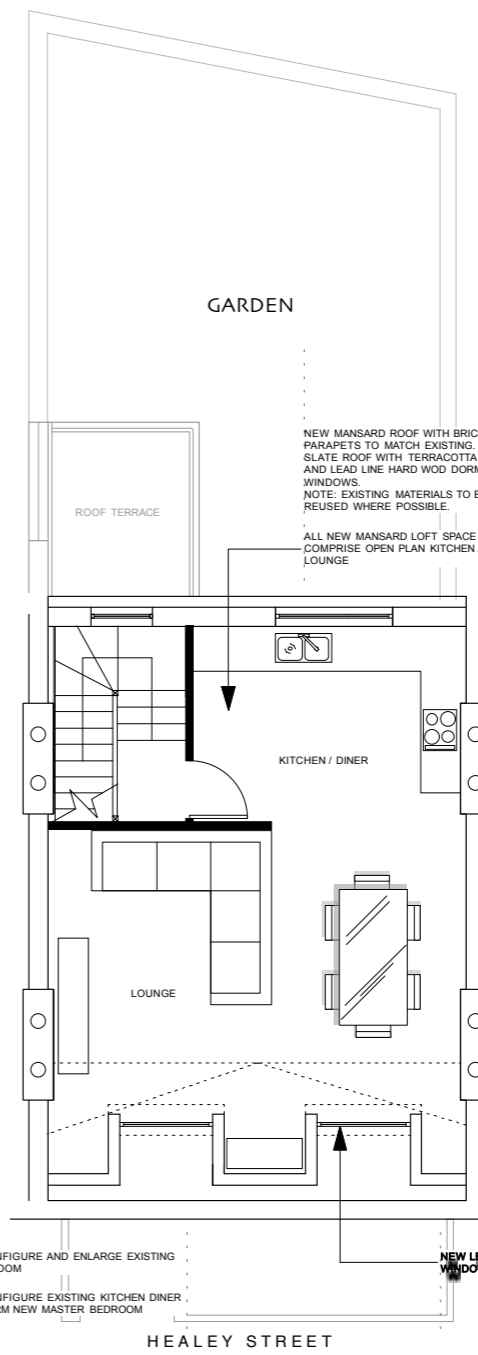
GROUND FLOOR PLAN, SCALE 1:100
NO WORKS TO THIS LEVEL



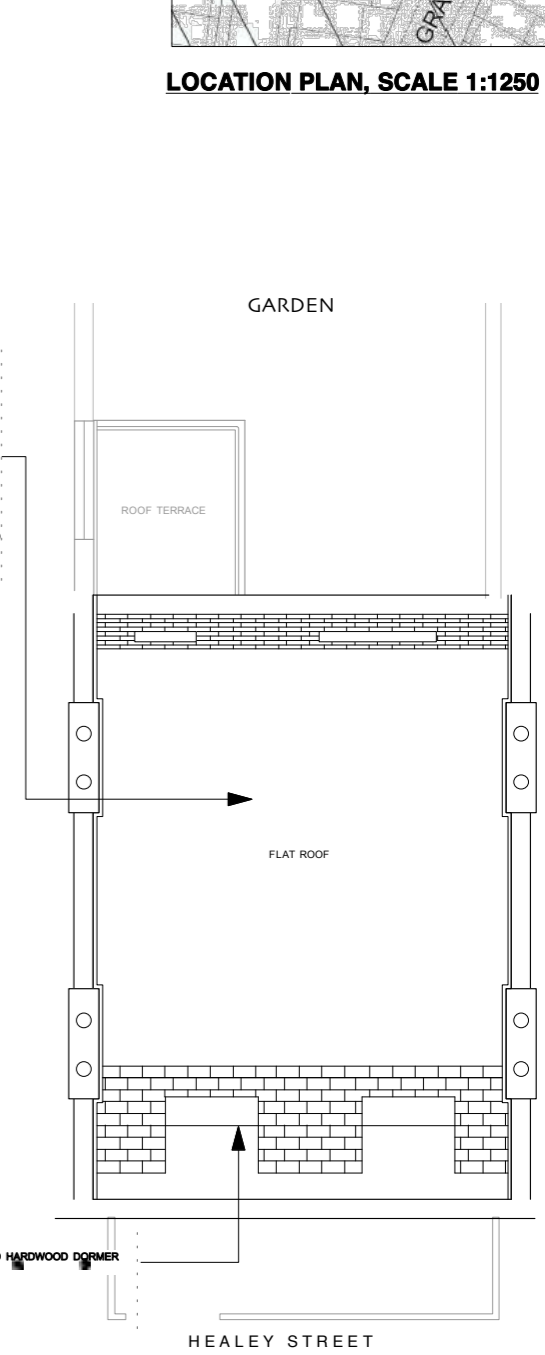
FIRST FLOOR PLAN, SCALE 1:100



SECOND FLOOR PLAN, SCALE 1:100
FLAT C



PROPOSED MANSARD LOFT SPACE, SCALE 1:100
FLAT C



PROPOSED ROOF PLAN, SCALE 1:100

CAROL MOORE - MARTIN

27 BEVERLEY ROAD, RUISLIP, HA49AL
TELEPHONE +44(0)1895634190 MOBILE 07427571624
EMAIL MOORE.MARTIN@AOL.COM

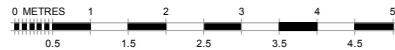
Revision	Date	Notes

Revision	Date	Notes

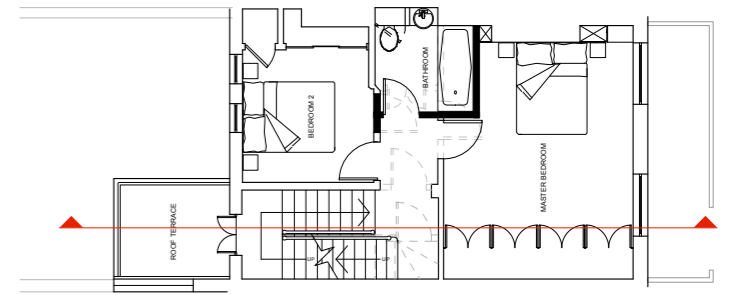
Drawn	CMD
Check	-
Scale	AS STATED @ A3
Date	October 2016

Drawing Title	Proposed Floor Plans
Project	Flat 13C Healey Street NW1 8SR
Client	Mr. J Reading

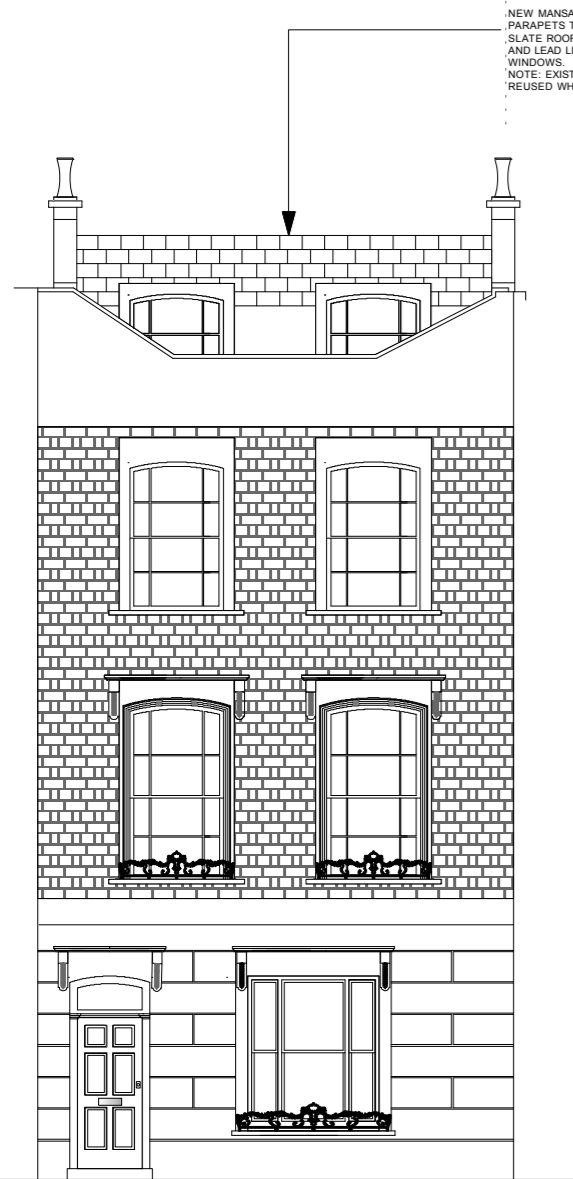
Job Number	0083
Drawing Number	003
Rev	



1:100 SCALE BAR

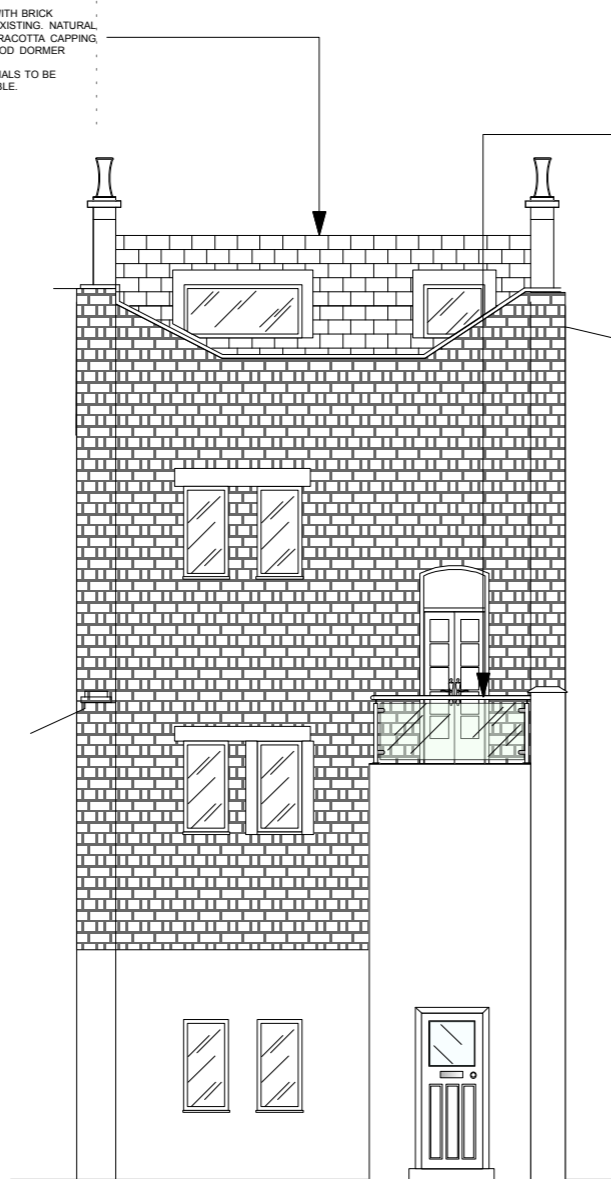


PLAN, INDICATING LINE OF SECTION, SCALE 1:150



PROPOSED FRONT ELEVATION, SCALE 1:100

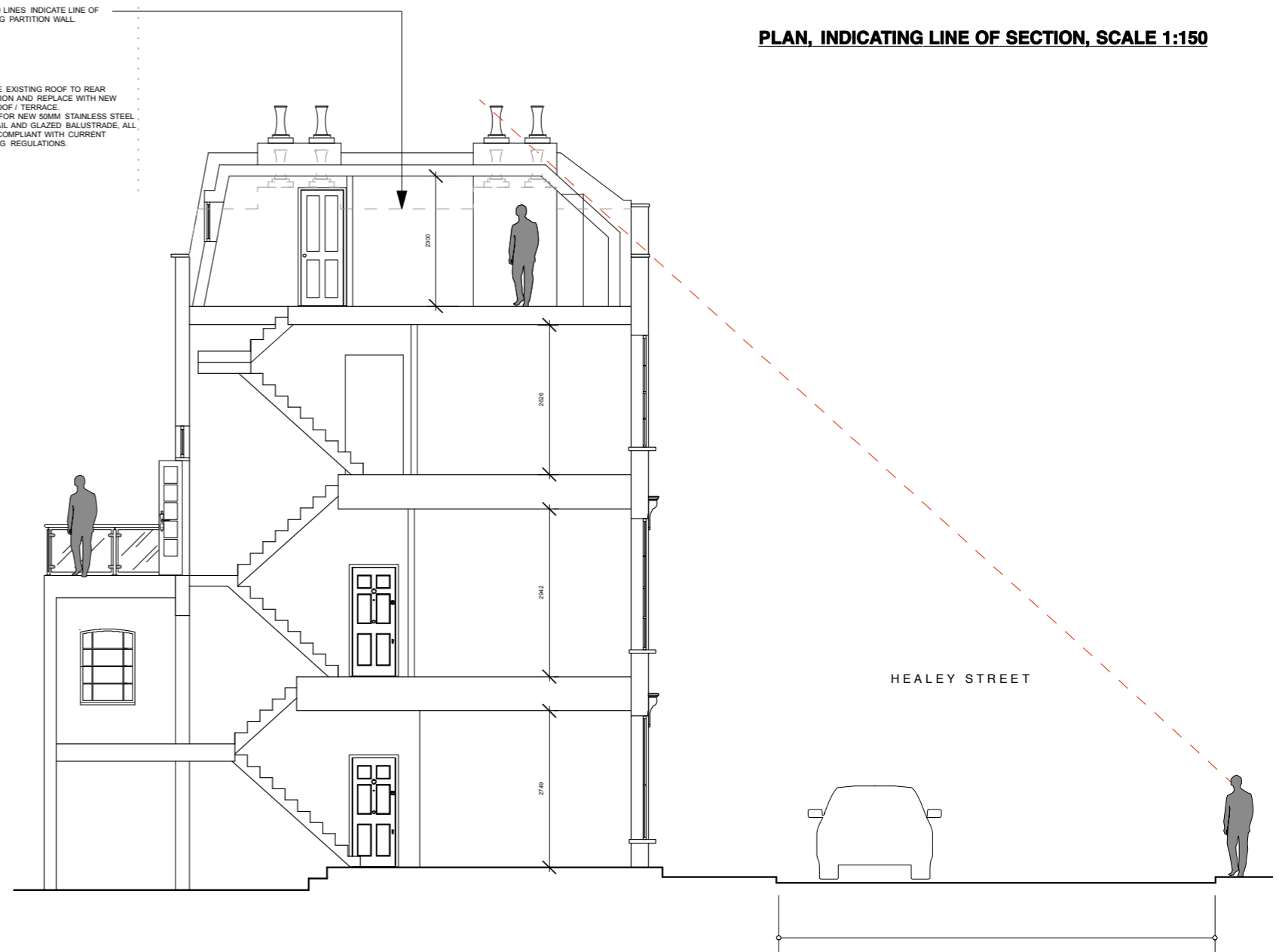
NEW MANSARD ROOF WITH BRICK PARAPETS TO MATCH EXISTING. NATURAL SLATE ROOF WITH TERRACOTTA CAPPING AND LEAD LINE HARD WOOD DORMER WINDOWS.
NOTE: EXISTING MATERIALS TO BE REUSED WHERE POSSIBLE.



PROPOSED REAR ELEVATION, SCALE 1:100

DOTTED LINES INDICATE LINE OF EXISTING PARTITION WALL.

REMOVE EXISTING ROOF TO REAR EXTENSION AND REPLACE WITH NEW FLAT ROOF / TERRACE. ALLOW FOR NEW 50MM STAINLESS STEEL HANDRAIL AND GLAZED BALUSTRADE, ALL FULLY COMPLIANT WITH CURRENT BUILDING REGULATIONS.



PROPOSED SECTION THROUGH, SCALE 1:100

HEALEY STREET

CAROL MOORE - MARTIN

27 BEVERLEY ROAD, RUISLIP, HA49AL

TELEPHONE +44(0)1895634190 MOBILE 07427571624

EMAIL MOORE.MARTIN@AOL.COM

Revision Date Notes

Revision Date Notes

Drawn **CMD**

Check -

Scale **AS STATED @ A3**

Date **June 2016**

Drawing Title **Proposed Elevations**

Project **Flat 13C Healey Street NW1 8SR**

Client **Mr. J Reading**

Job Number **0083**

Drawing Number **004**

Rev



Appeal Decision

Site visit made on 27 July 2017

by **D Guiver LLB(Hons) Solicitor**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 August 2017

Appeal Ref: **APP/X5210/W/17/3174596**

13C Healey Street, London NW1 8SR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Reading against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/6350/P, dated 5 December 2016, was refused by notice dated 17 January 2017.
 - The development proposed is the erection of a mansard roof extension with dormer windows to front and rear elevations and the creation of a roof terrace.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a mansard roof extension with dormer windows to front and rear elevations and the creation of a roof terrace at 13C Healey Street, London NW1 8SR in accordance with the terms of the application, Ref 2016/6350/P, dated 5 December 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0083-001, 0083-002, 0083-003 and 0083-004.
 - 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no. 0083-004.

Preliminary Matter

2. I have adopted the Council's description of the proposed development as this is more precise and the appellant also used this description in the appeal form.
3. Since the date of the decision the Council has adopted the Camden Local Plan 2017 (the Local Plan) and therefore this appeal is determined in accordance with that Plan. However, Policy D1 does not differ in any material way from Policy CS14 of the Local Development Framework Camden Core Strategy 2010 and Policy DP24 of the Local Development Framework Camden Development Policies 2010 that would have any effect on my decision.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host building and the surrounding area.

Reasons

5. The appeal site comprises a three-storey, mid-terrace Victorian dwelling with a valley roof sitting behind a low parapet on the western side of Healey Street. To the rear the dwelling has a short garden that adjoins the rear garden of the property sitting opposite in Grafton Crescent. The rear of the building is partially visible from Grafton Crescent. The proposal is to construct a mansard roof extension and a rear roof terrace atop the existing two-storey rear extension.
6. Healey Street and the surrounding streets are residential in character and many of the buildings are of similar design to the appeal property, which results in a pleasant rhythm of development. There are a number of properties in the same terrace as the appeal site where a balcony has been constructed over an existing rear extension.
7. A number of these balconies, including one of the dwellings neighbouring the appeal site, are built across the whole width of the property, in contrast to the proposal which extends only halfway. The design of the proposed balcony is similar in size and materials to the majority of existing balcony extensions in Healey Street and the proposal will be in keeping with these other properties and the area as a whole.
8. Some houses on Healey Street have mansard roof extensions and there are in excess of 20 properties that incorporate a similar roof extension within 50 metres or so of the site. Because of the narrow aspect of Healey Street, the mansard extensions that have been constructed are hidden from view to a considerable extent behind the roof parapet, even when viewed from the opposite side of the road. In contrast, some of the similar developments in the surrounding area are highly visible from street level, especially those on the adjoining Prince of Wales Road.
9. The preponderance of similar roof extensions has altered the appearance of the area without causing significant harm. The proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. The view of the roof from the upper floors of houses on the opposite side of the road would be of a modest and complimentary addition that would sit comfortably in the existing roof-scape.
10. I am aware that Nos 15 and 25 Healey Street have roof extensions that the Council states were constructed without the benefit of planning permission. However, I have no further information to show when these were constructed or if the Council has taken any enforcement action. I consider that these extensions do not cause any unacceptable harm to the existing roof-scape and insofar as they inform the appearance of the area I give the presence of these extensions significant weight.
11. I am also aware that the Council previously refused three permissions for similar roof extensions in Healey Street and that there are subsequent appeal decisions. The properties in question are Nos 14, 21 and 23 Healey Street. Nos 14 and 21 (appeal references APP/X5210/D/12/2168834 and APP/X5210/D/16/3147399) were given planning permission on appeal in 2012 and 2016 respectively, whereas in 2016 the appeal for a roof extension at No 23 was refused. However, the Council has not provided a copy of the decision or its reference.
12. The Council's precis of the Inspector's decision in respect of the appeal for the extension to No 23 suggests the Inspector reached a different conclusion on facts broadly similar to the appeals for Nos 14 and 21. However, in the absence of the

plans and any details relating to design and materials I cannot be certain that the Inspector's decision is inconsistent with the decisions relating to Nos 14 and 21.

13. I do note that the rear of No 23 sits close to the end of the terrace in Grafton Crescent so would be more visible, and perhaps have a greater impact, from that street than those at Nos 14, 21 and the proposal at the appeal site. In any event I must determine this appeal on its merits and I consider that the proposal would not have any unacceptable detrimental impact on the character and appearance of the area or the host building.
14. Therefore I conclude that the proposed development would be in accordance with Policy D1 of the Local Plan, which seeks to ensure that developments provide a high standard of design that respects the character and proportions of host buildings and the surrounding area.

Other Matters

15. I have taken account of an objection that the proposed development would lead to a loss of light and privacy for the occupiers of properties on Grafton Crescent. The roof terrace would sit too low behind the host building to have any significant impact on the amount of daylight properties on Grafton Crescent receive.
16. Healey Street runs approximately north to south, whereas Grafton Crescent curves away to the northeast. Consequently, late afternoon shadow from the properties on Healey Street would have little if any impact on the rear of dwellings on Grafton Crescent north of the appeal site. I consider it unlikely that the proposed roof extension would cause any unacceptable loss of daylight to the occupiers of properties on Grafton Crescent.
17. At the appeal site, and at the adjacent properties in Healey Street and Grafton Crescent, rear gardens are only a few metres long and the proximity of the respective dwellings means that overlooking is inevitable. Coupled with the numerous roof terraces already constructed, I consider that the proposed development would have no additional unacceptable harmful impact on the privacy of the occupiers of neighbouring properties.

Conditions

18. I have imposed conditions based on those suggested by the Council. Where necessary I have amended the wording of these in the interests of precision and clarity in order to comply with the advice in the Planning Practice Guidance.
19. In the interests of proper planning I have imposed the standard condition in respect of time limits. For certainty I have imposed a condition requiring compliance with the plans. The character and appearance of the area should be protected and I have therefore also imposed a condition in relation to the materials shown on drawing 0083-004.

Conclusion

20. For the reasons given above, and taking into account all other matters, I therefore conclude that the appeal should succeed.

D Guiver

INSPECTOR

Appendix 2

Alan Morris Architect
Unit 50
1 Prince of Wales Road
London
NW5 3LW

Application Ref: **2015/6097/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

4 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
21 Healey Street
London
NW1 8SR

Proposal: Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension.

Drawing Nos: Design and Access Statement, 147/01, 147/01a, 147/01b, 147/02, 147/03, 147/04, 147/05, 147/06, 147/07 and 147/08.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The proposed part-width rear extension and roof terrace at first floor, by reason of detailed design and depth of the extension would harm the character and appearance of the host building, the terrace of which it forms part and the streetscene, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.



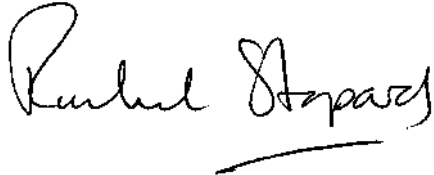
- 2 The proposed mansard roof extension, by reason of its design, bulk, scale, visibility and location, would be detrimental to the character and appearance of the host building and surrounding area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

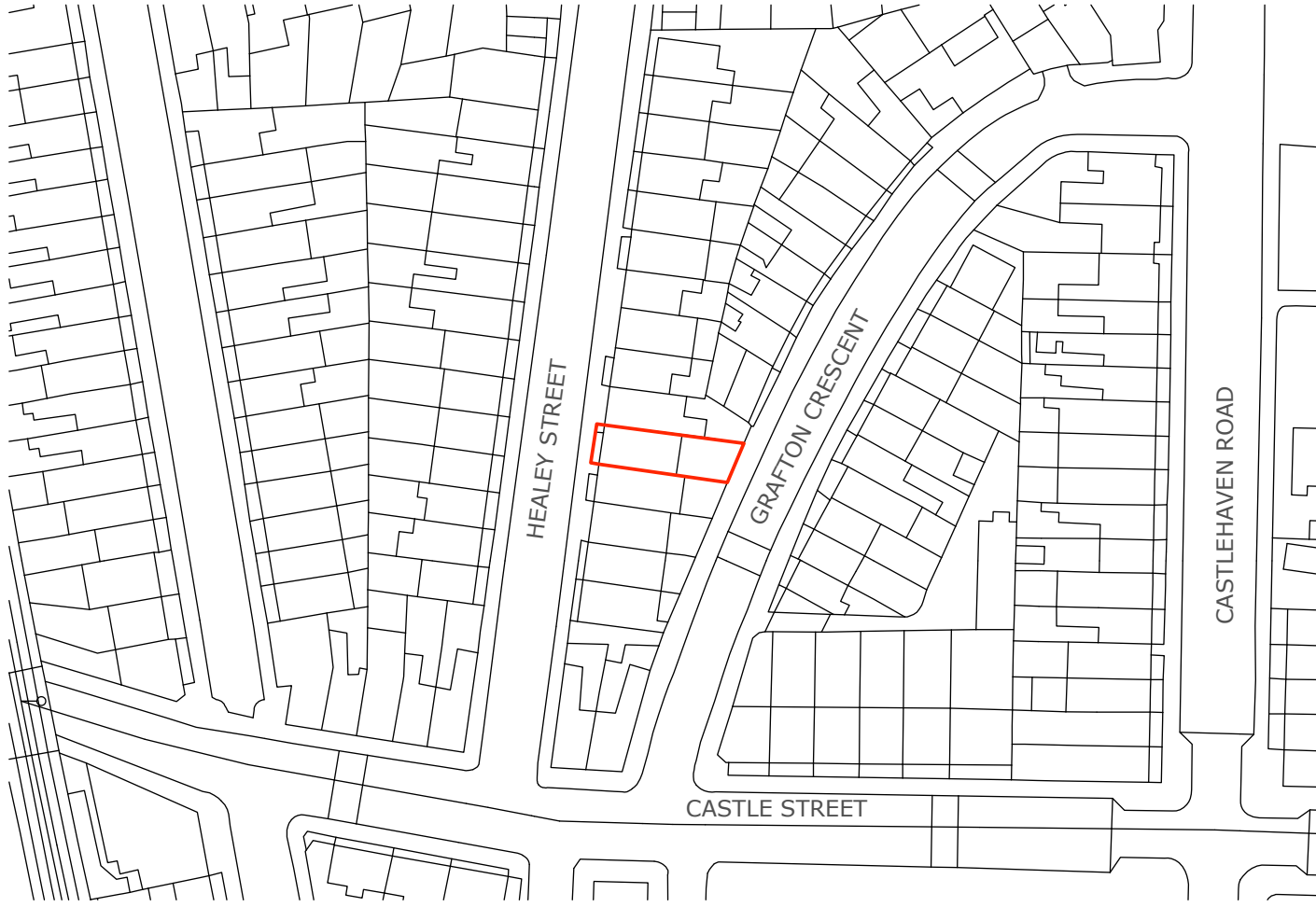
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Culture & Environment



1 LOCATION PLAN
147/08 Scale: 1:1000



2 BLOCK PLAN
147/08 Scale: 1:500

SITE AREA
0.0117 HA

147/08

PROJECT NO.
AM 147

DATE
OCT '15

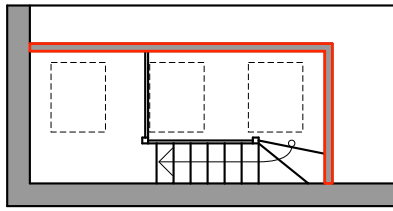
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED

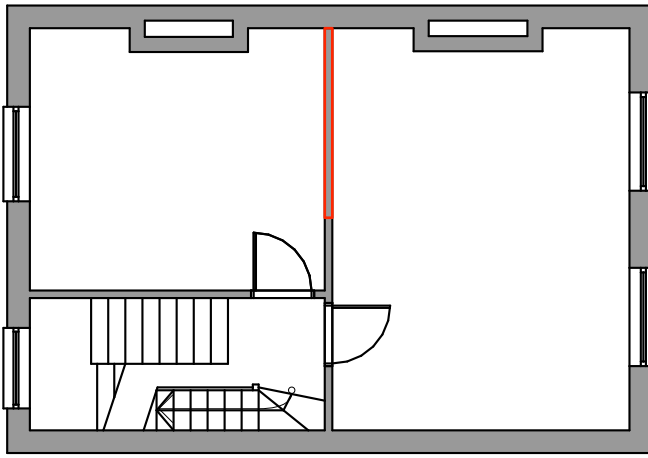




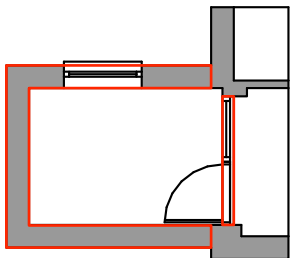
TO BE DEMOLISHED



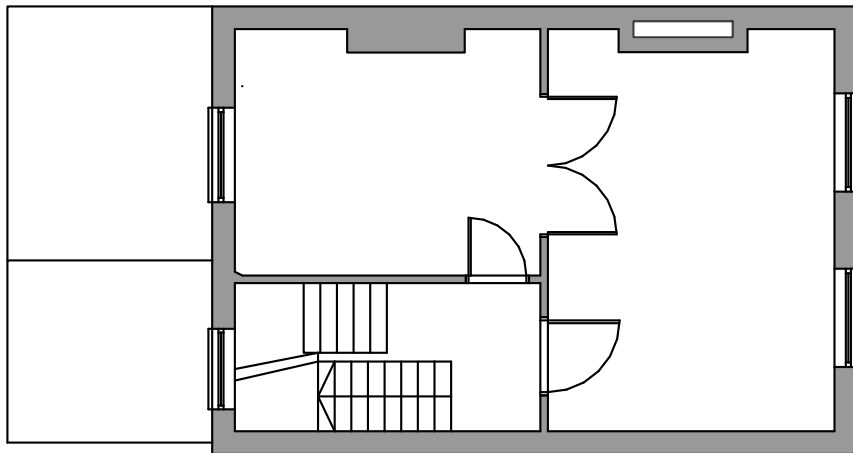
5 THIRD FLOOR PLAN
147/01a Scale: 1:100



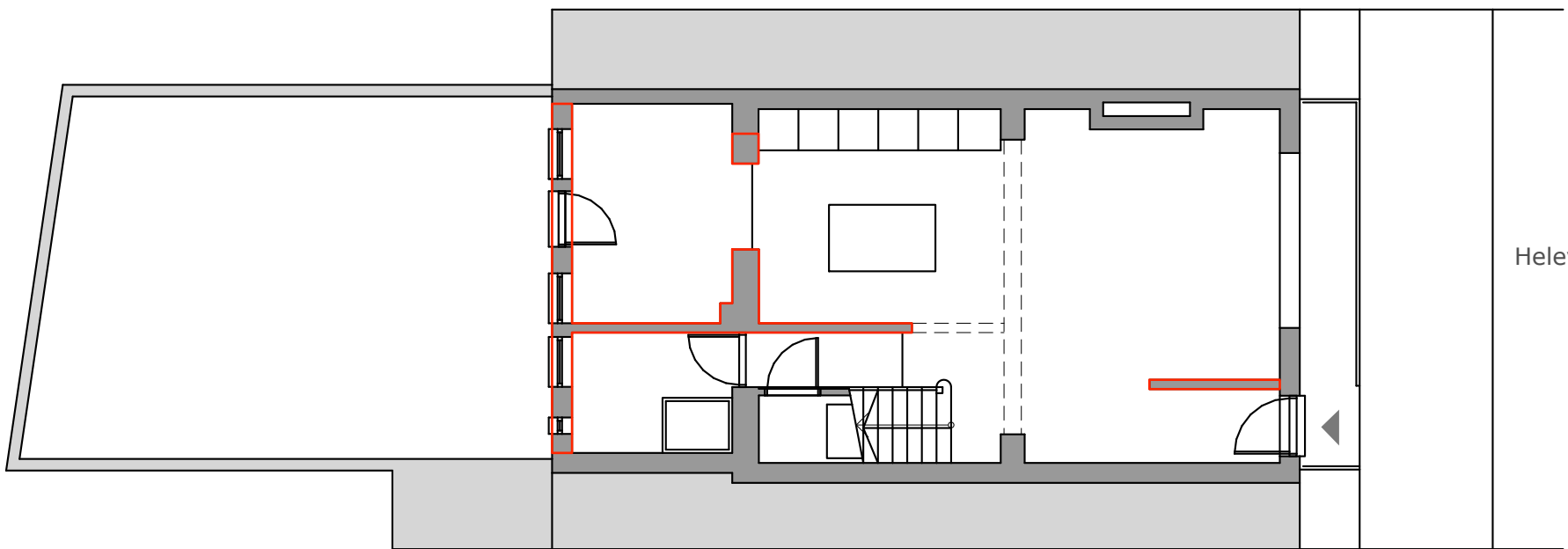
4 SECOND FLOOR PLAN
147/01a Scale: 1:100



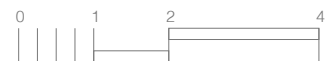
2 LANDING PLAN
147/01a Scale: 1:100



3 FIRST FLOOR PLAN
147/01a Scale: 1:100



1 GROUND FLOOR PLAN
147/01a Scale: 1:100



147/01a

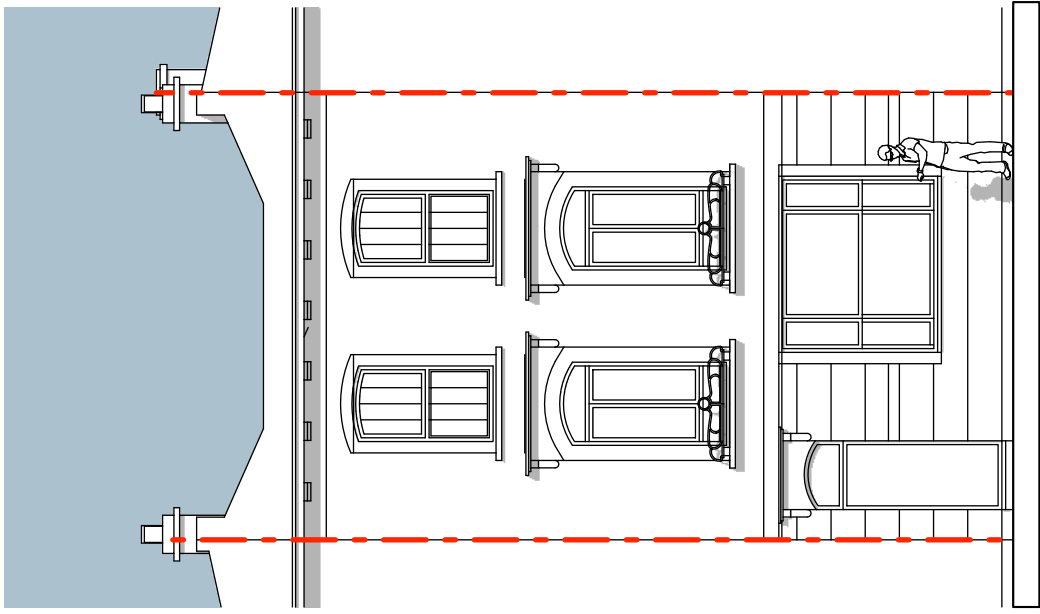
PROJECT NO.
AM 147

DATE
OCT '15

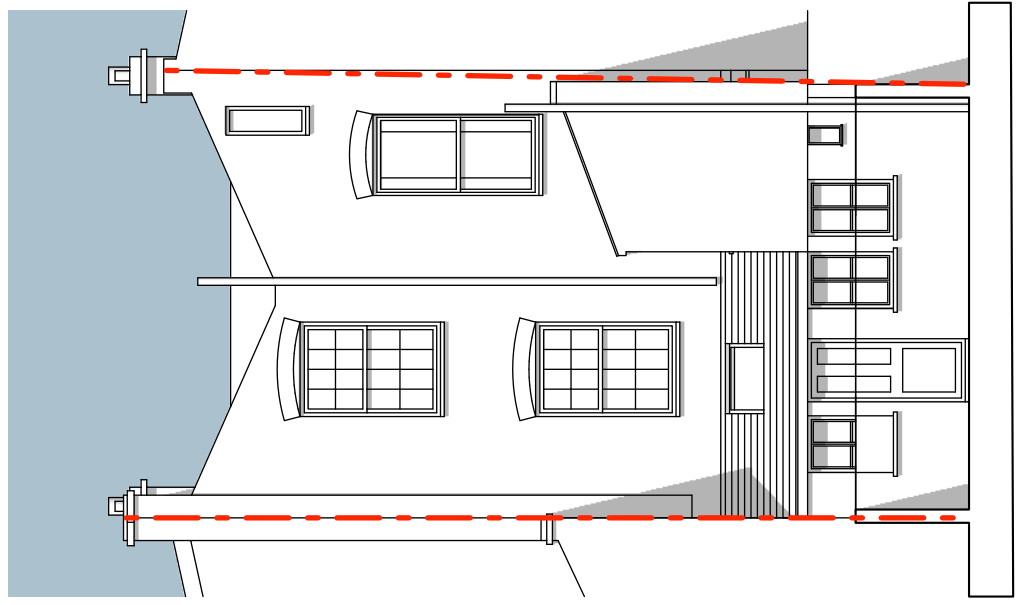
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
EXISTING

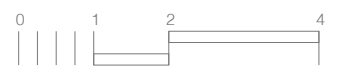




1 FRONT ELEVATION
147/01b Scale: 1:100



2 REAR ELEVATION
147/01b Scale: 1:100



147/01b

PROJECT NO.
AM 147

DATE
OCT '15

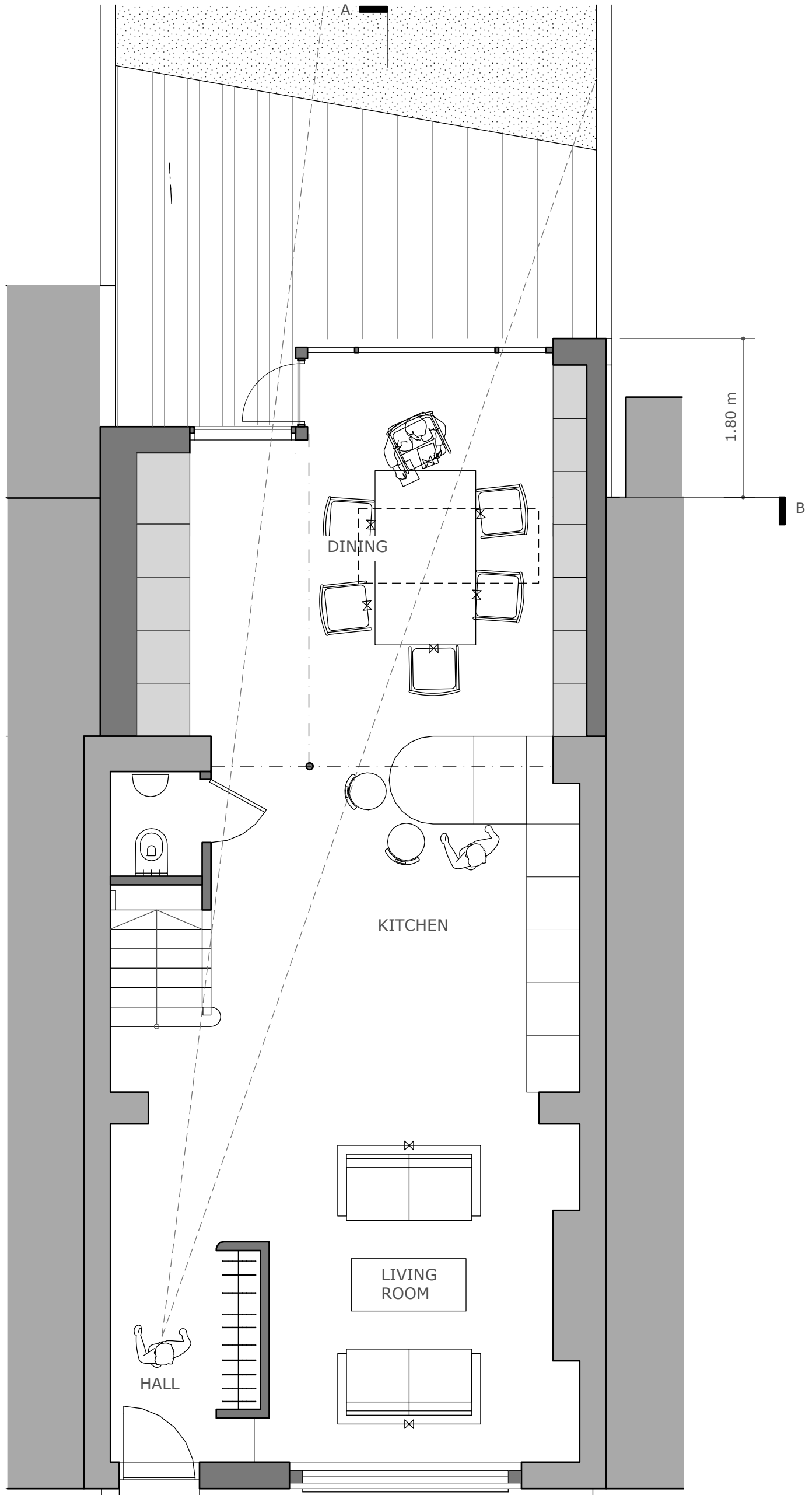
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
EXISTING





B



1.80 m

B

1 GROUND FLOOR PLAN
 147/02 Scale: 1:50

A



147/02

PROJECT NO.
AM 147

DATE
OCT '15

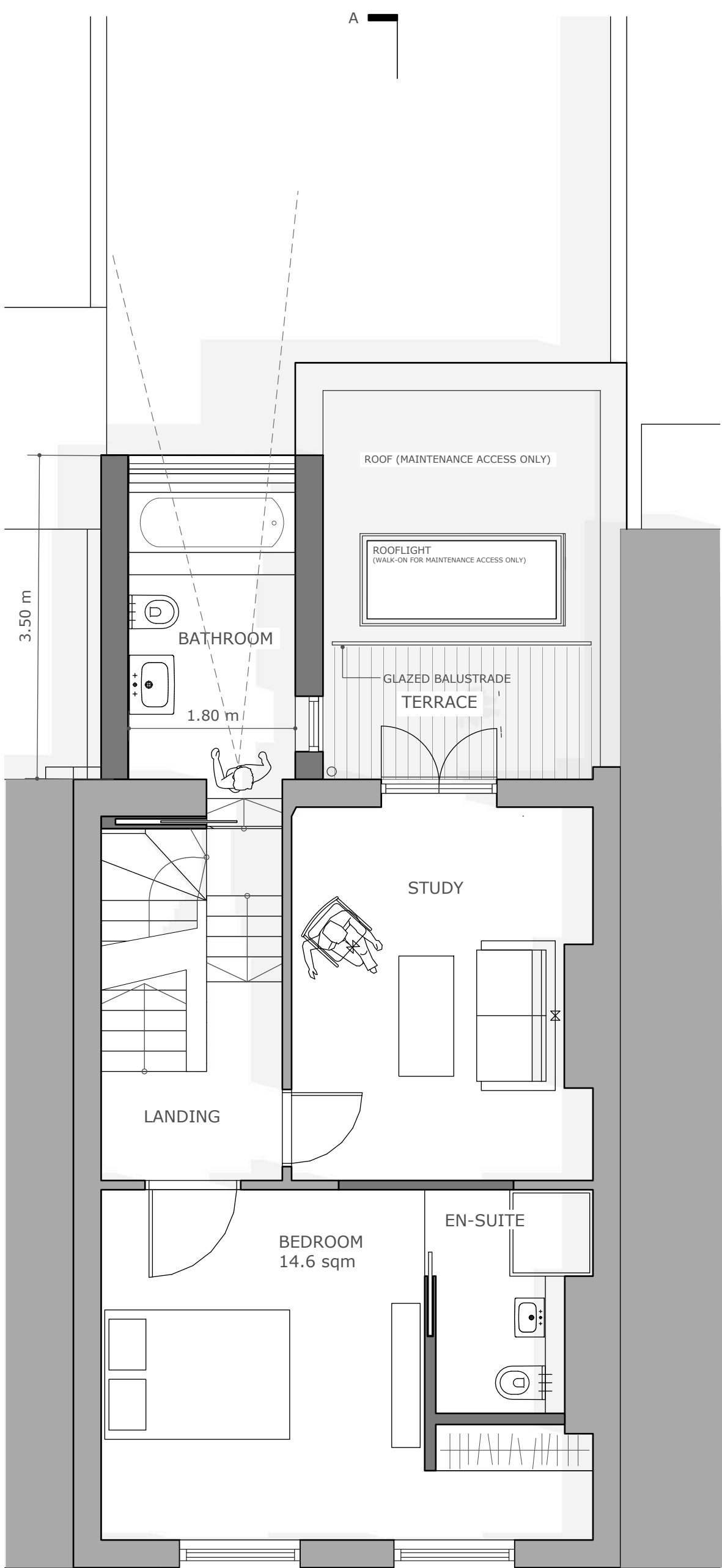
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED





B



1 FIRST FLOOR PLAN
 147/03 Scale: 1:50

A



147/03

PROJECT NO.
AM 147

DATE
OCT '15

PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED

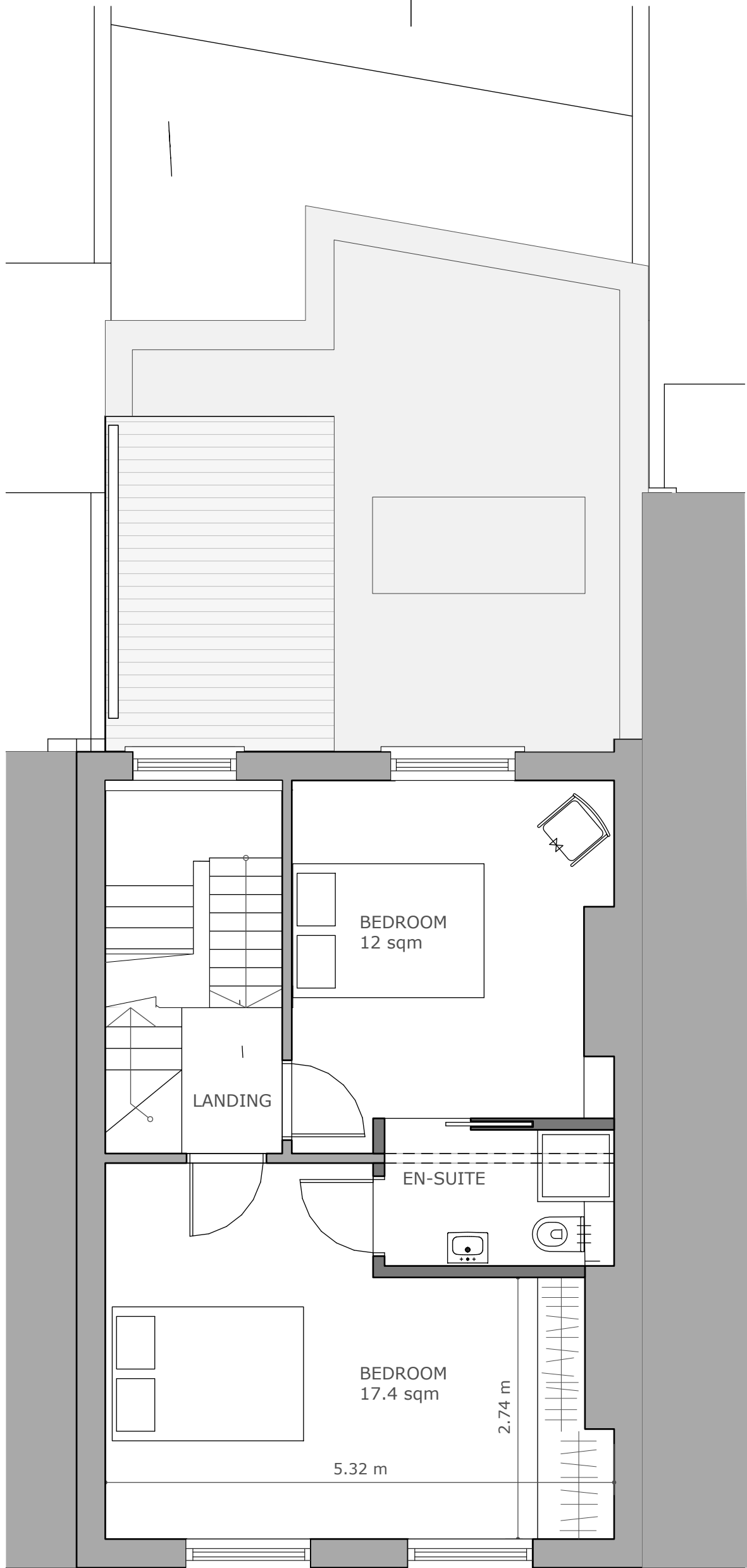




A

B

B



1 SECOND FLOOR PLAN
 147/04 Scale: 1:50

A



147/04

PROJECT NO.
AM 147

DATE
OCT '15

PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED

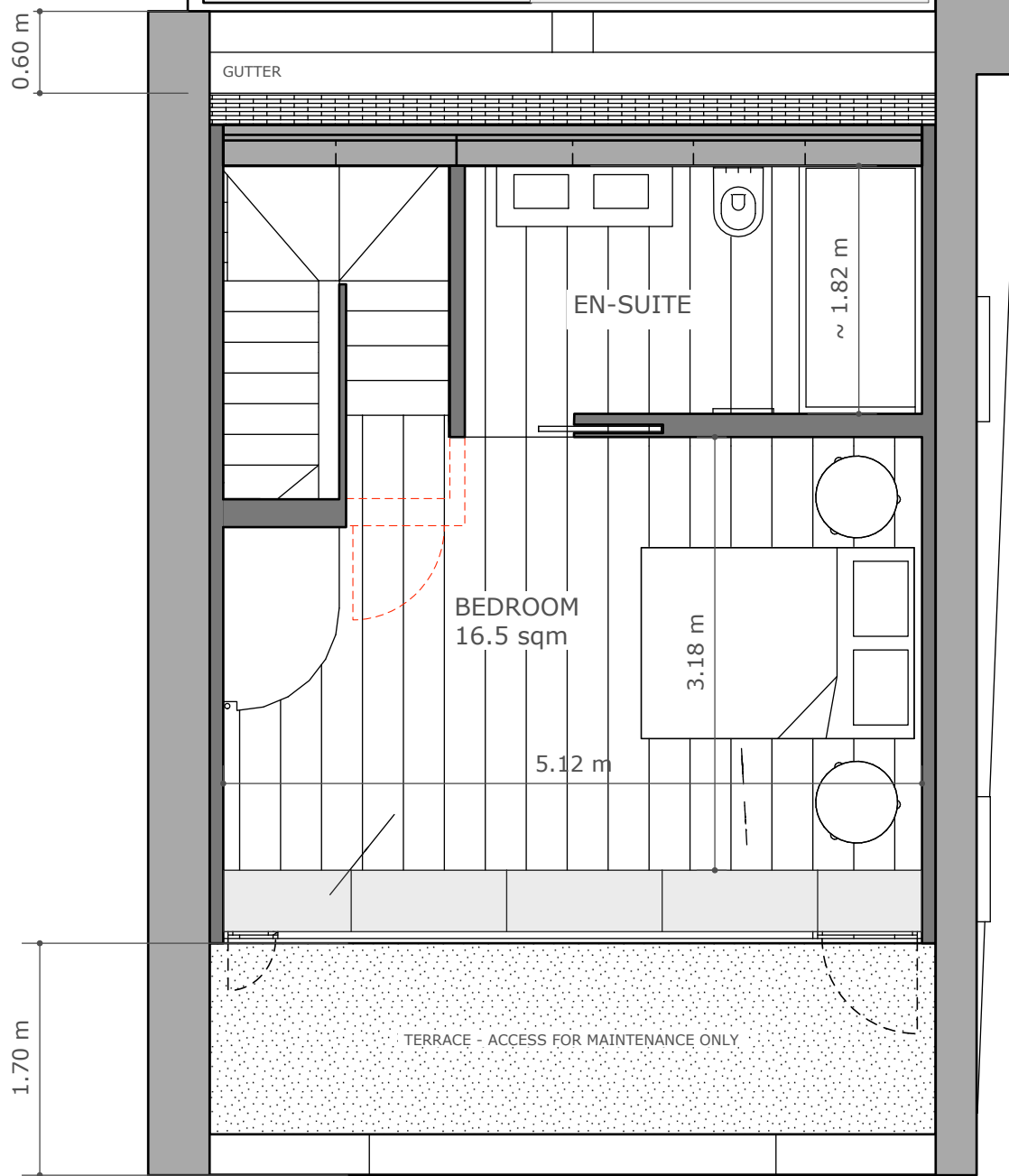




A

B

B



1 THIRD FLOOR PLAN
 147/05 Scale: 1:50

A



147/05

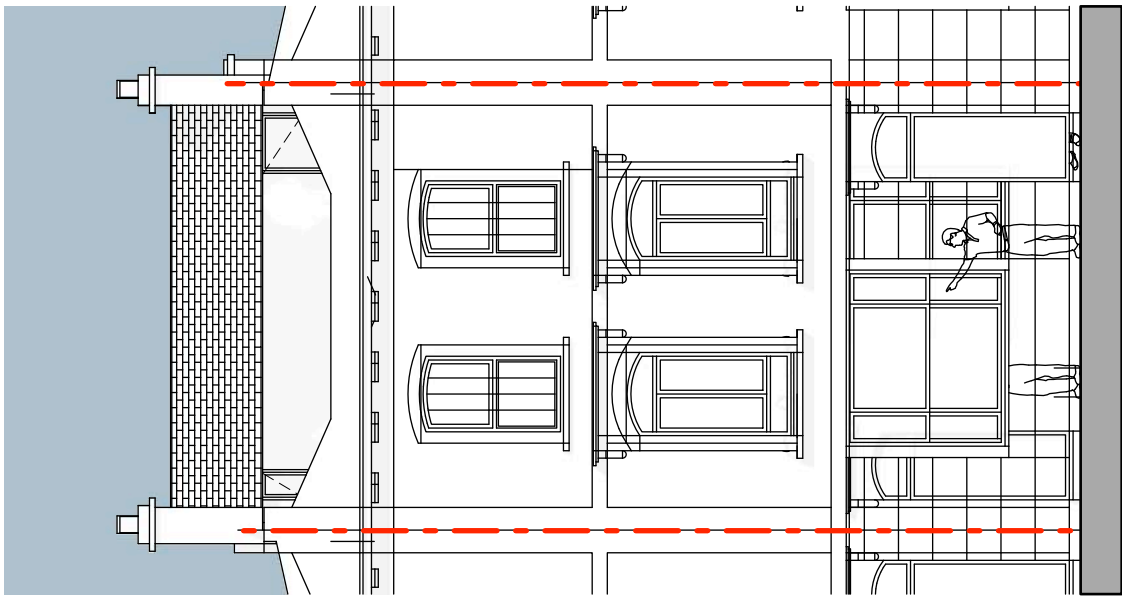
PROJECT NO.
AM 147

DATE
OCT '15

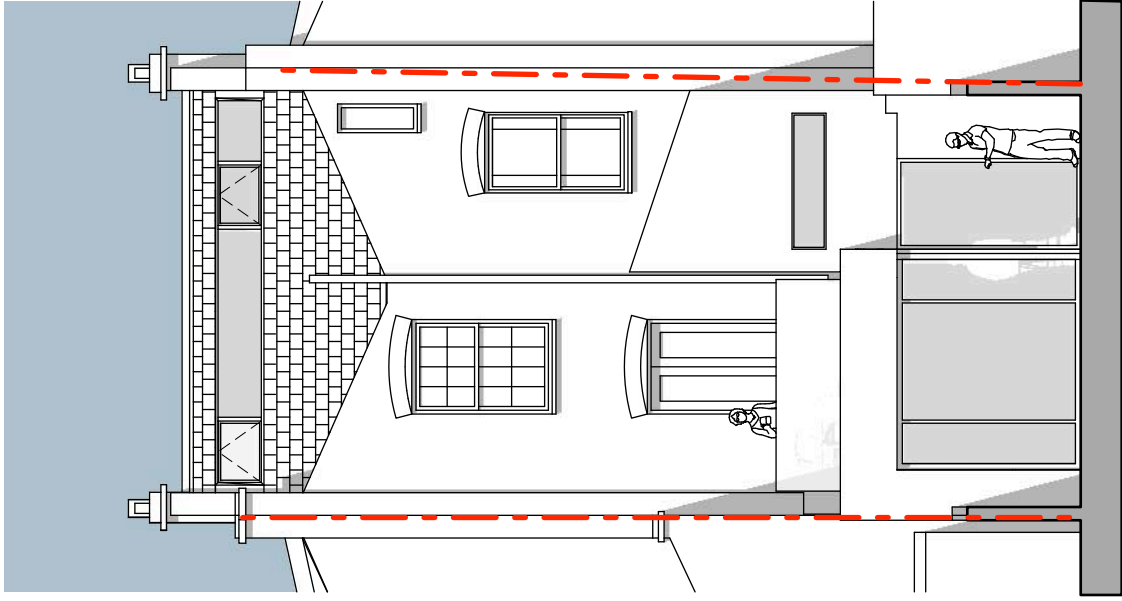
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED

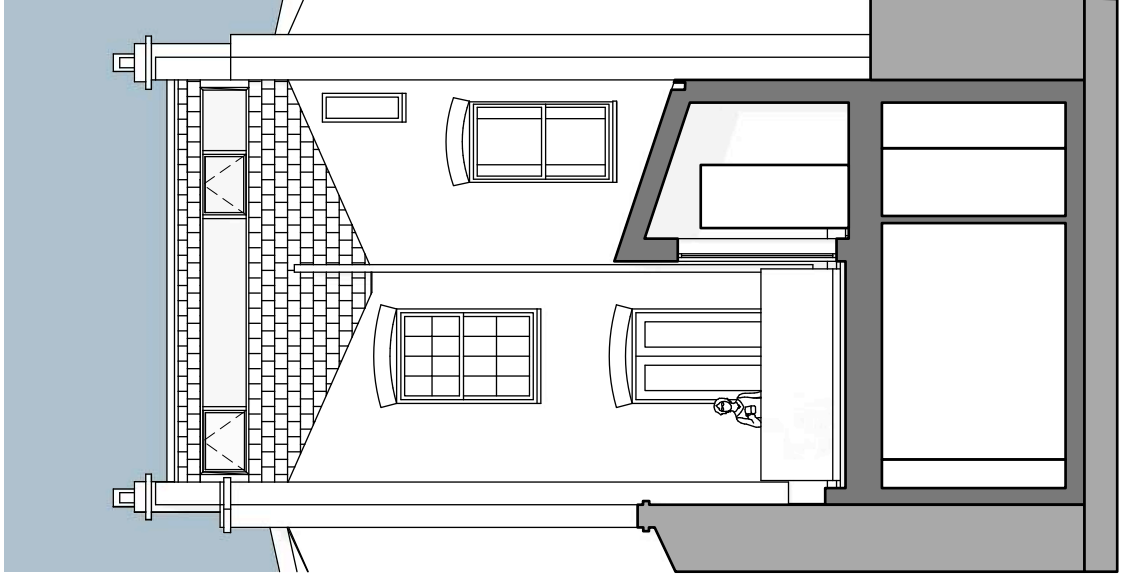




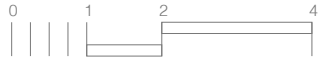
1 FRONT ELEVATION
147/06 Scale: 1:100

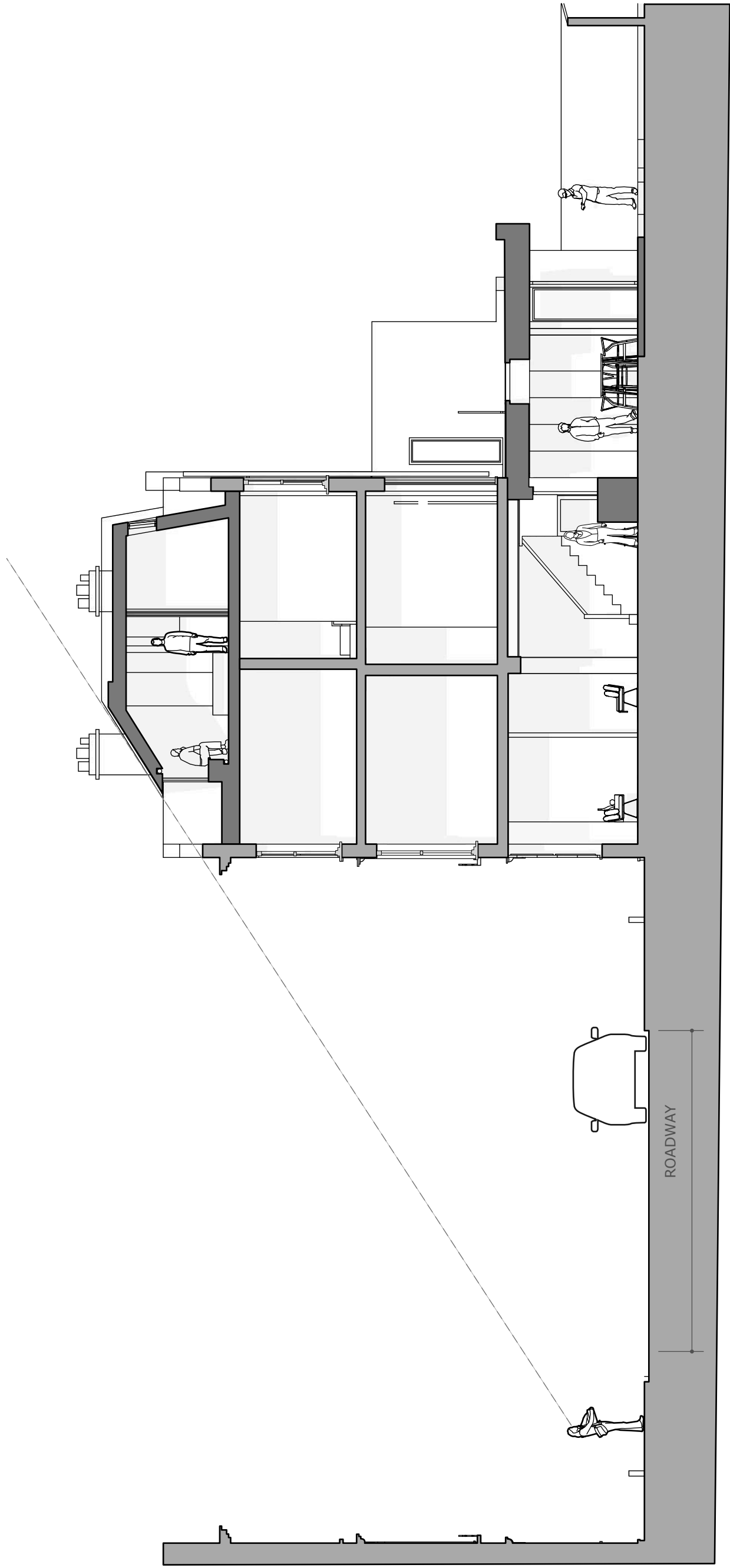


2 REAR ELEVATION
147/06 Scale: 1:100



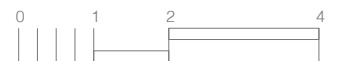
3 CROSS SECTION
147/06 Scale: 1:100





1 LONG SECTION THROUGH ROOF EXTENSION

Scale: 1:100



147/07

PROJECT NO.
AM 147

DATE
OCT '15

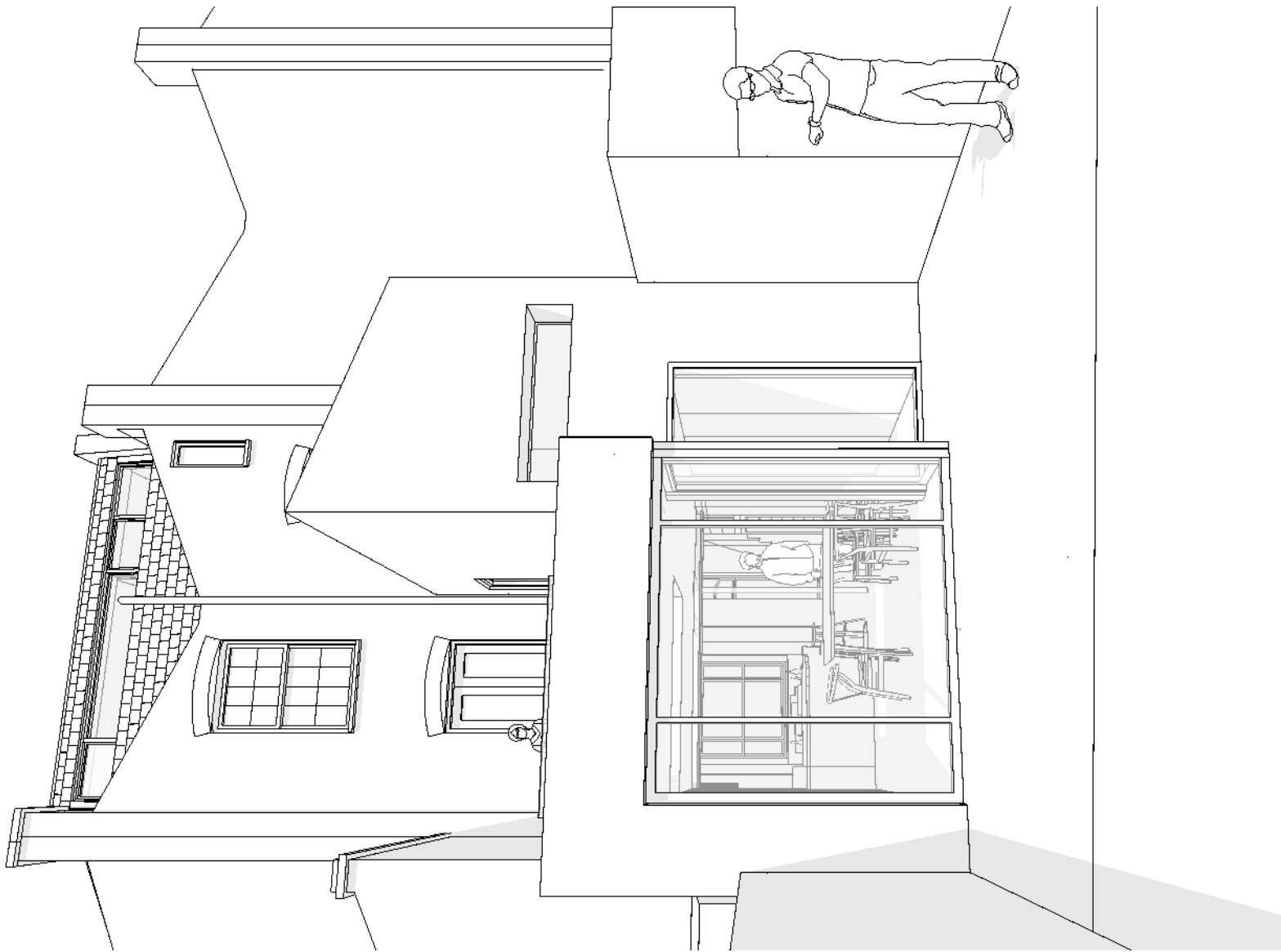
PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED





2 SKETCH PERSPECTIVE
Scale: NTS
147/10



1 SKETCH PERSPECTIVE
Scale: NTS
147/10

147/10

PROJECT NO.
AM 147

DATE
OCT '15

PROJECT
21 Healey Street, London, NW1 8SR

DESCRIPTION
PROPOSED



Appendix 3

TR Studio
82 Harwood St
London
NW1 8DS

Application Ref: **2016/4729/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

28 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:
23 Healey Street
London
NW1 8SR

Proposal:
Erection of mansard third floor roof extension to create additional accommodation
Drawing Nos: E01; E02; E03; PO1 (REV E); PO2 (REV D); PO3 (REV E); Design & Access Statement (dated August 2016)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its design, bulk, height and location within a terrace of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, streetscene and surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

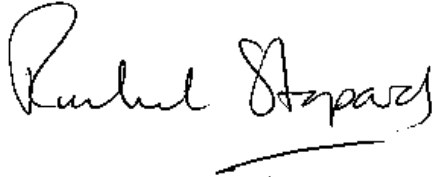


In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

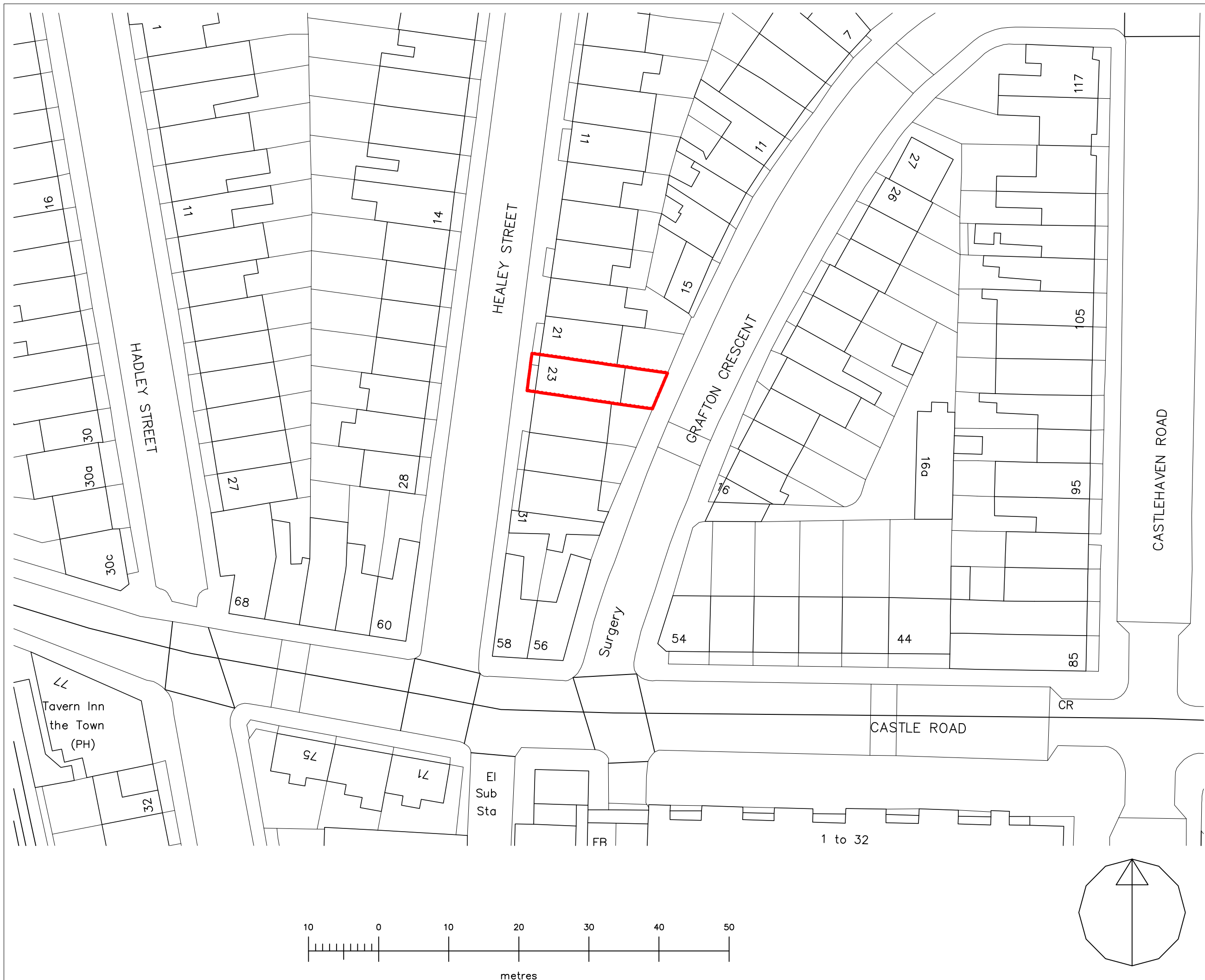
You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities



Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

rev.	rev. date	rev. description

TR STUDIO
 ARCHITECTURE + INTERIORS

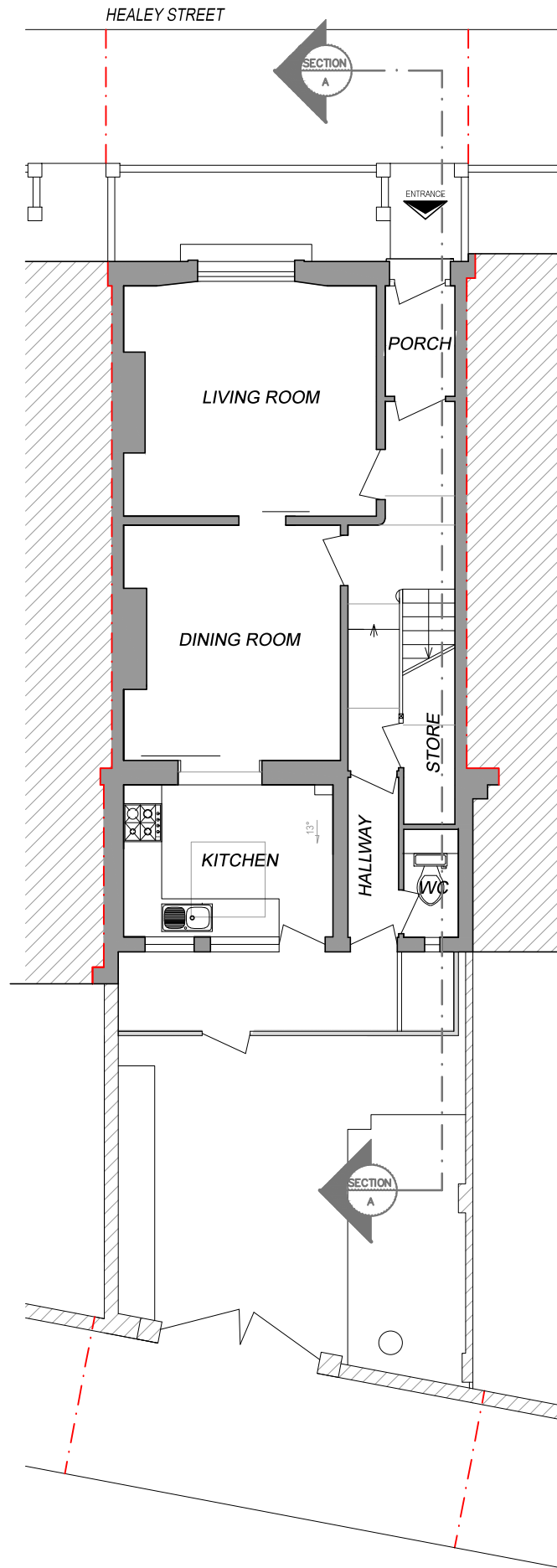
project
**23 HEALEY STREET
 CAMDEN
 NW1 8SR**

drwg title
Site Location Plan

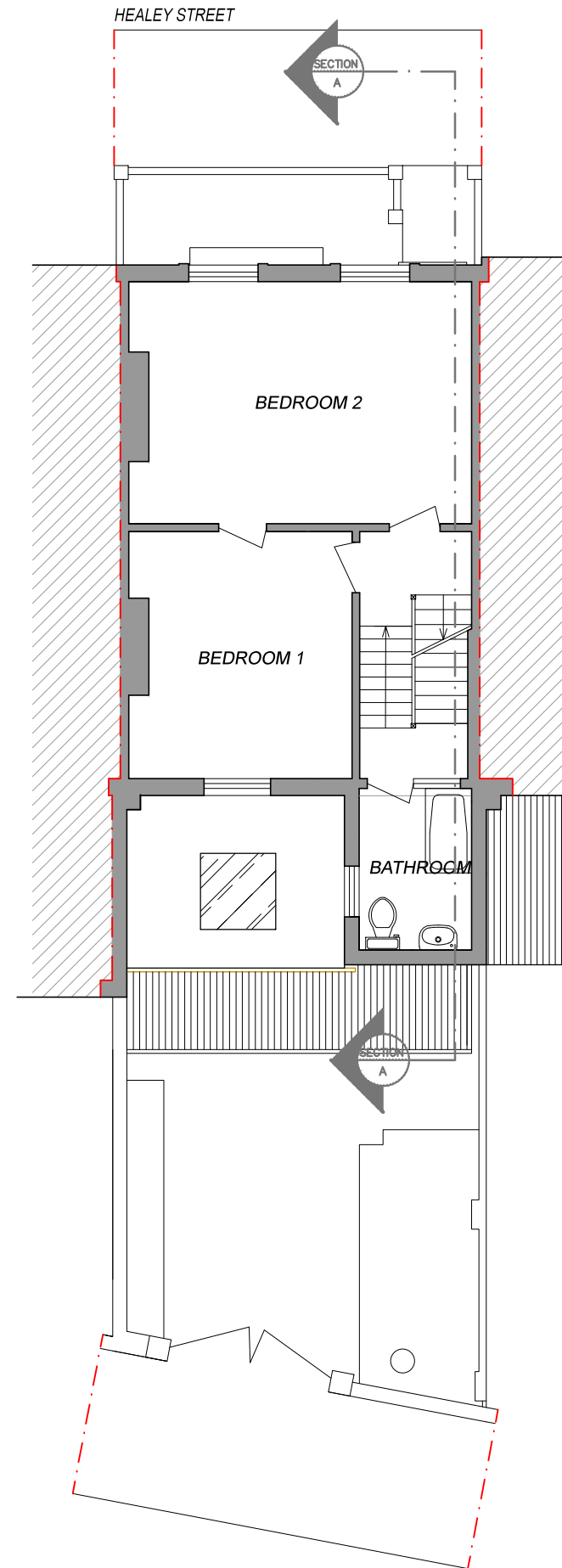
date NOV 2015	drwg no. E00	rev.
scale @ A1 1:500 @ A3	job no. 049	

0

GROUND FLOOR PLAN



FIRST FLOOR PLAN



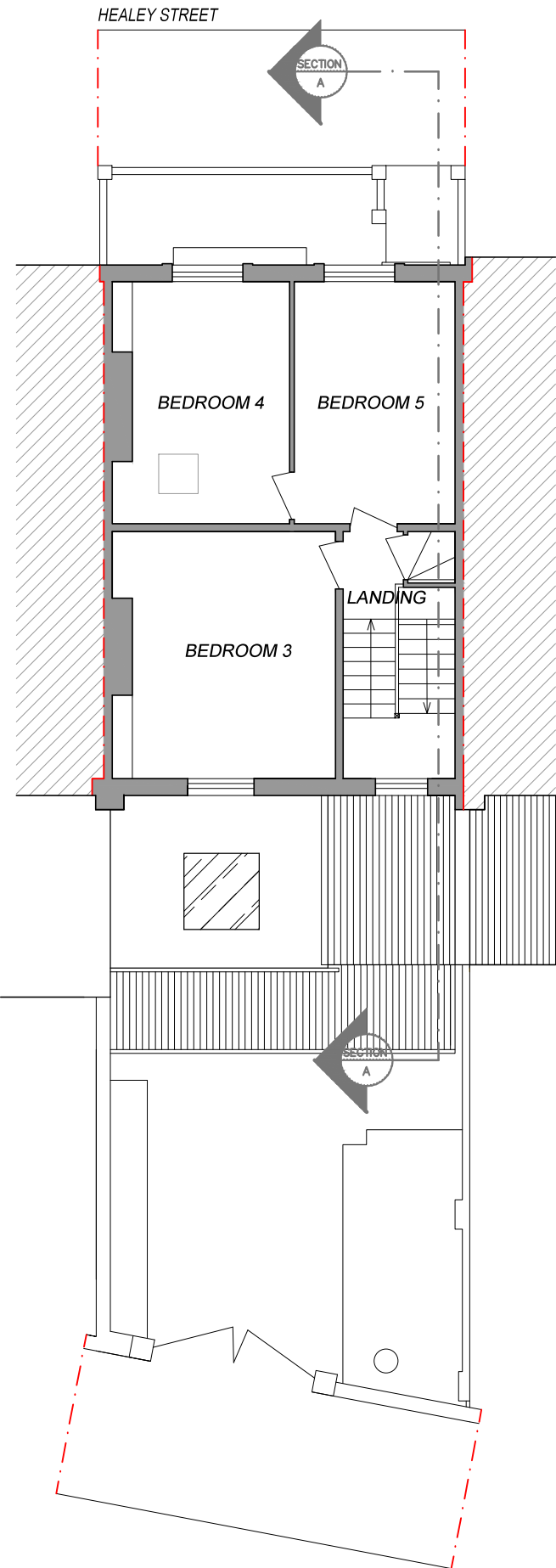
Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

rev.	rev. date	rev. description

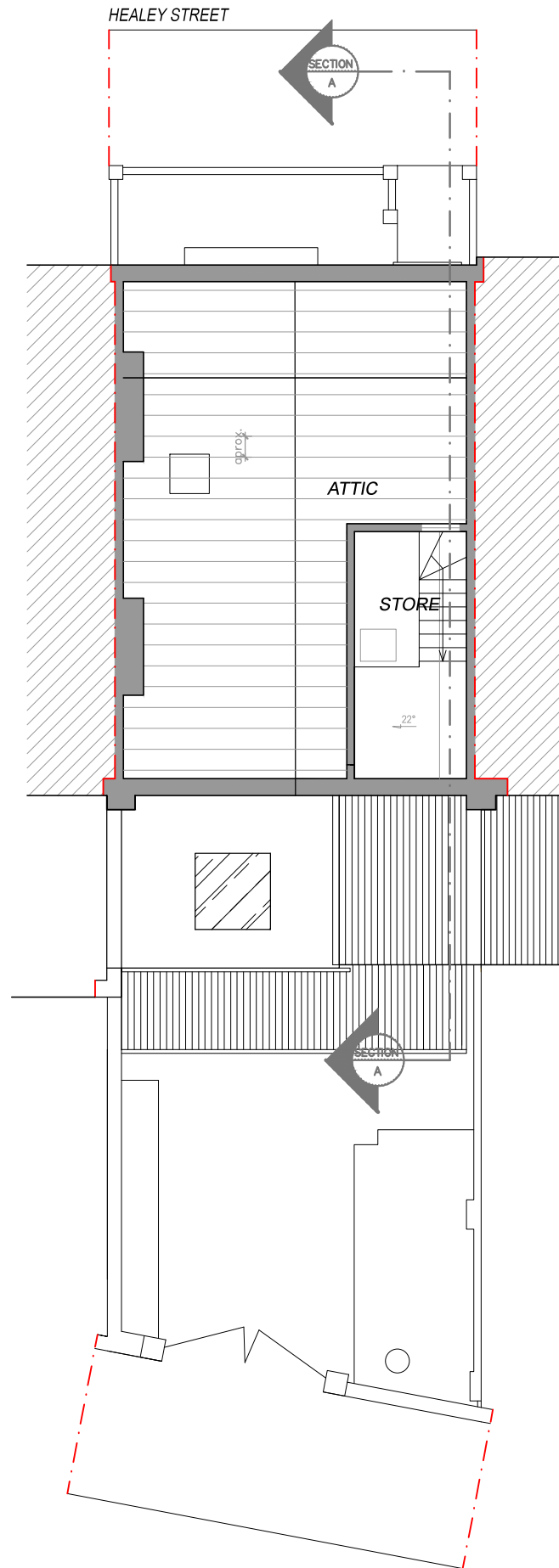
TR STUDIO
 ARCHITECTURE + INTERIORS

project		
23 HEALEY STREET CAMDEN NW1 8SR		
drwg title		
Ground Floor Plan First Floor Plan		
date	drwg no.	rev.
NOV 2015	E01	
scale @ A1	job no.	
1:100 @ A3	049	

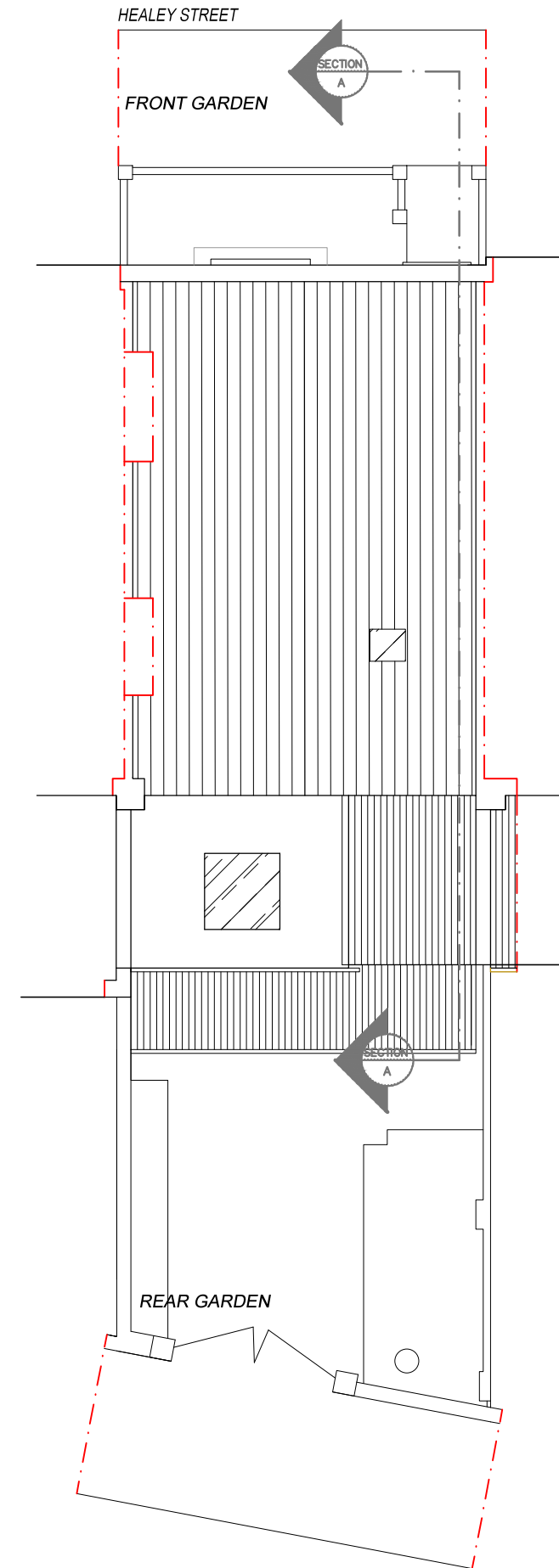
SECOND FLOOR PLAN



ATTIC PLAN



ROOF PLAN



Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

rev.	rev. date	rev. description

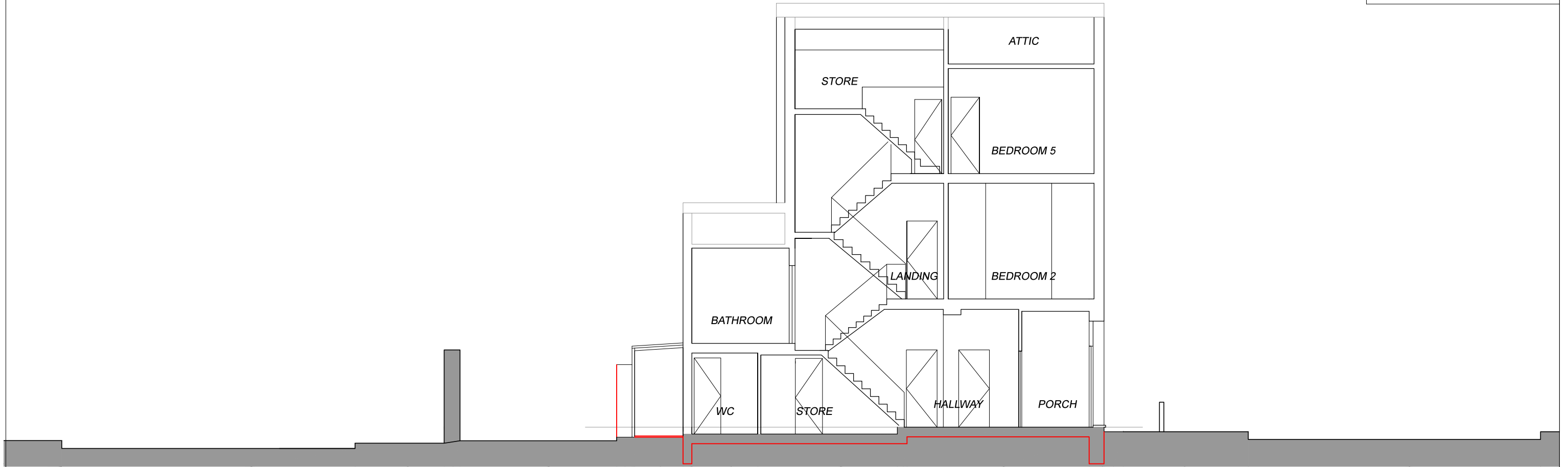
T R S TUDIO
 ARCHITECTURE + INTERIORS

project		
23 HEALEY STREET CAMDEN NW1 8SR		
drwg title		
First Floor Plan Attic and Roof		
date	drwg no.	rev.
NOV 2015	E02	
scale @ A1	job no.	
1:100 @ A3	049	



SECTION A-A

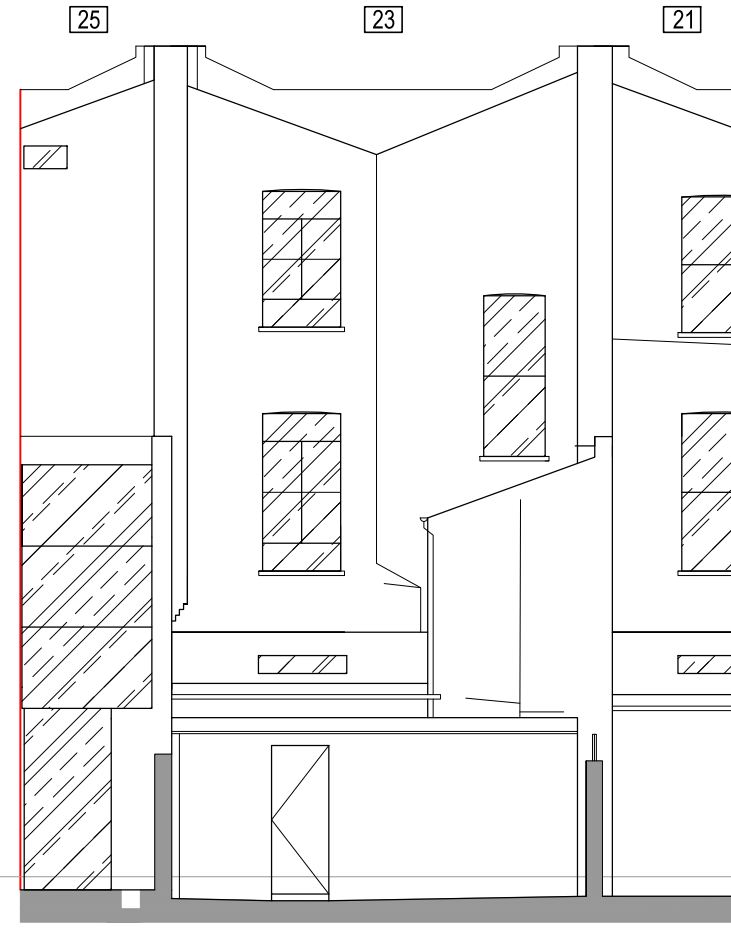
Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.



FRONT ELEVATION



REAR ELEVATION



rev.	rev. date	rev. description

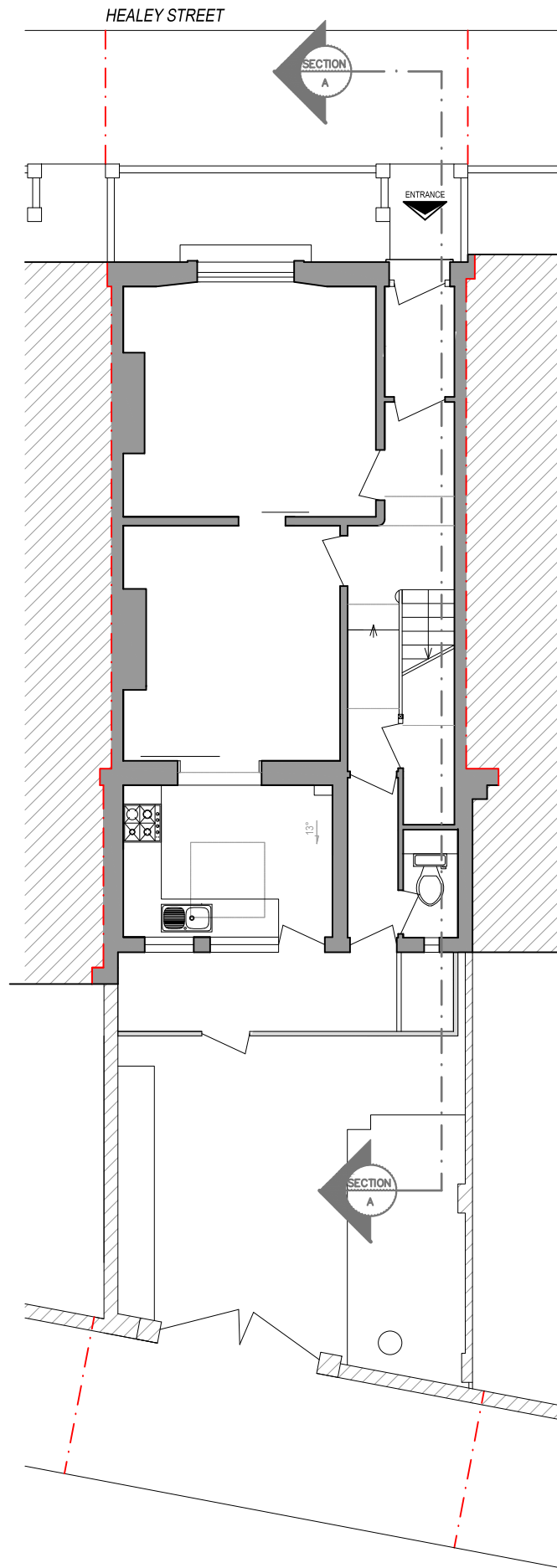
TR STUDIO
 ARCHITECTURE + INTERIORS

project
**23 HEALEY STREET
 CAMDEN
 NW1 8SR**

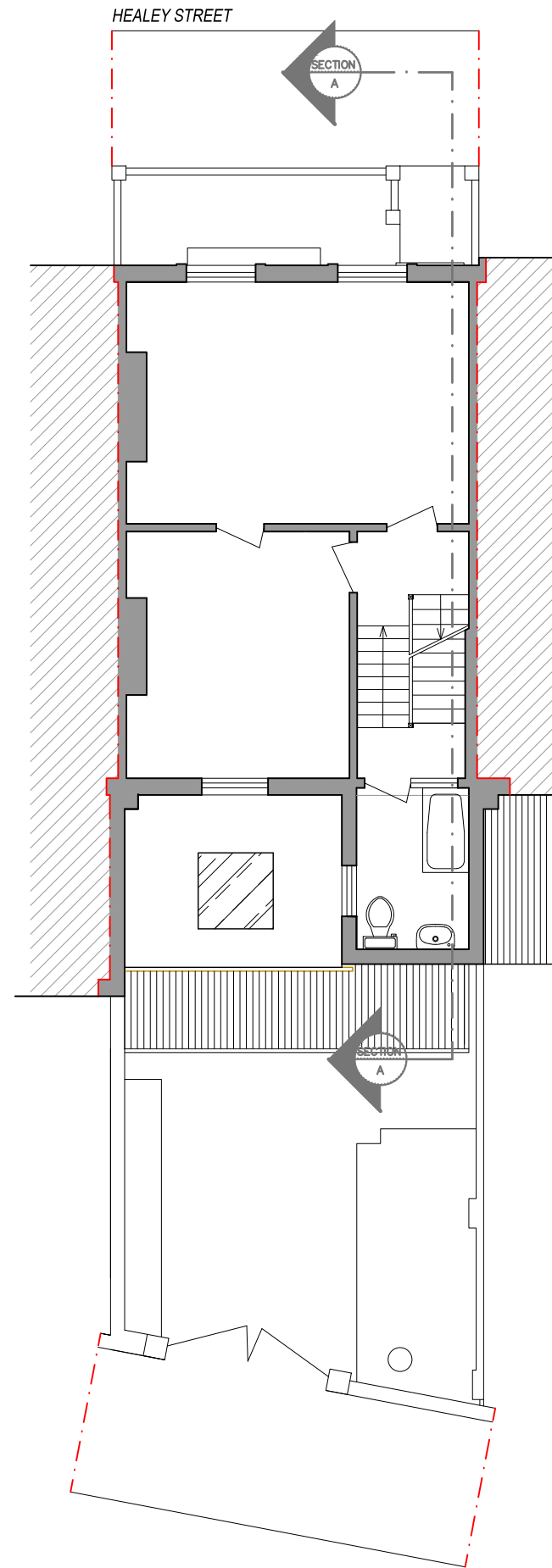
drwg title
**Front and Rear
 Elevation
 Section**

date	NOV 2015	drwg no.	E03	rev.
scale @ A1	1:100 @ A3	job no.	049	

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

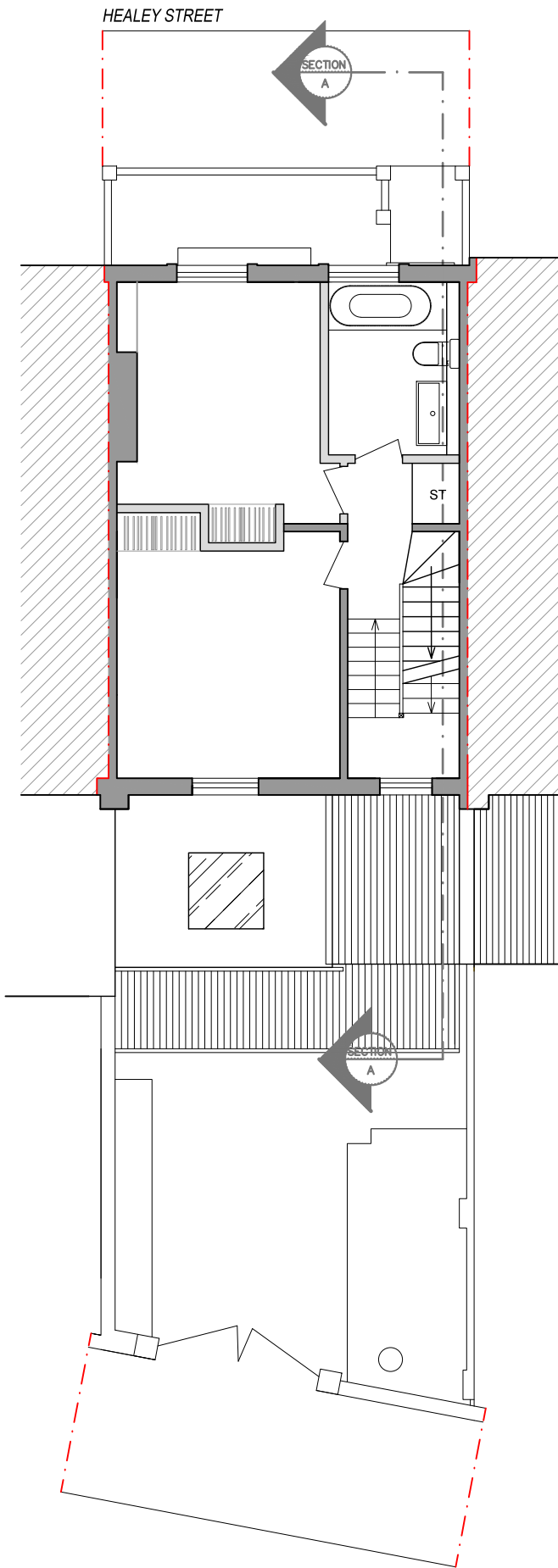
- KEY:**
- Roof extension -
 AS PER APPROVAL AT 21 HEALEY STREET plus
 Internal floor lowered.
1. Rear slope, clad in slate as per Approval at 21 Healey Street.
 2. Front face, clad in slate and set back from elevation to prevent visibility from Healey Street.
 3. Conservation style rooflights.
 4. Maintenance access only to flat roof.

rev.	rev. date	rev. description

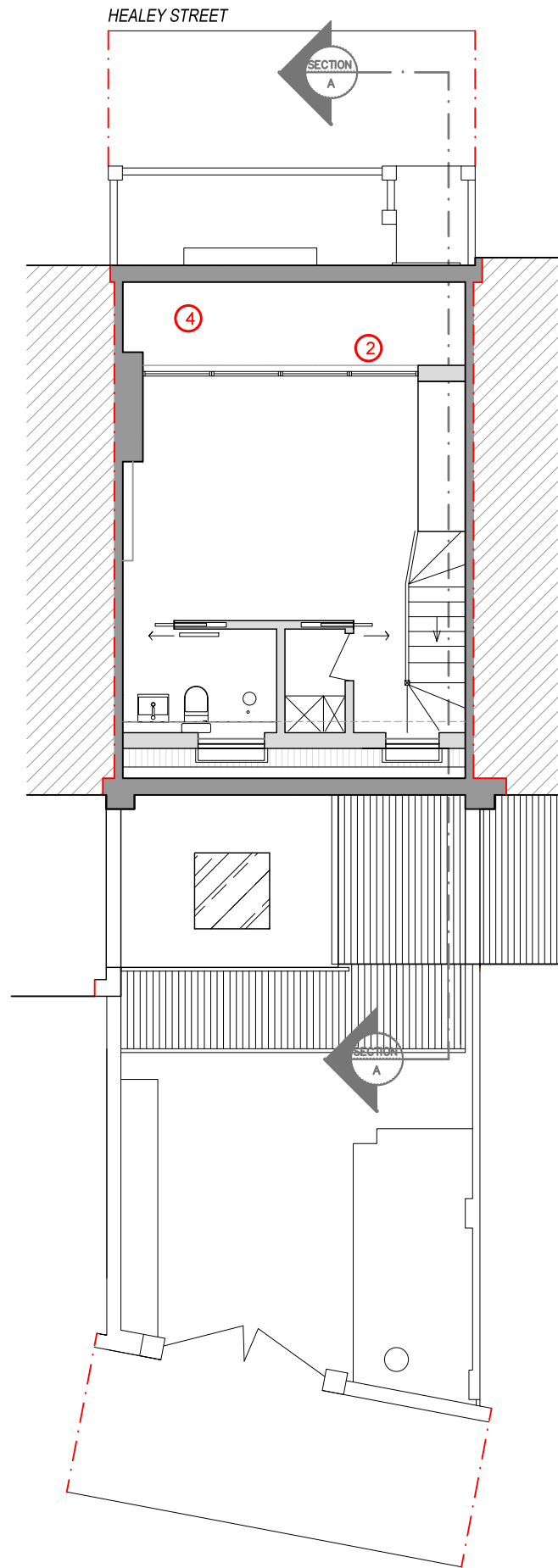
TR STUDIO
 ARCHITECTURE + INTERIORS

project		
23 HEALEY STREET CAMDEN NW1 8SR		
drwg title		
Ground Floor Plan First Floor Plan Proposed		
date	drwg no.	rev.
August 2016	P01	E
scale @ A1	job no.	
1:100 @ A3	049	

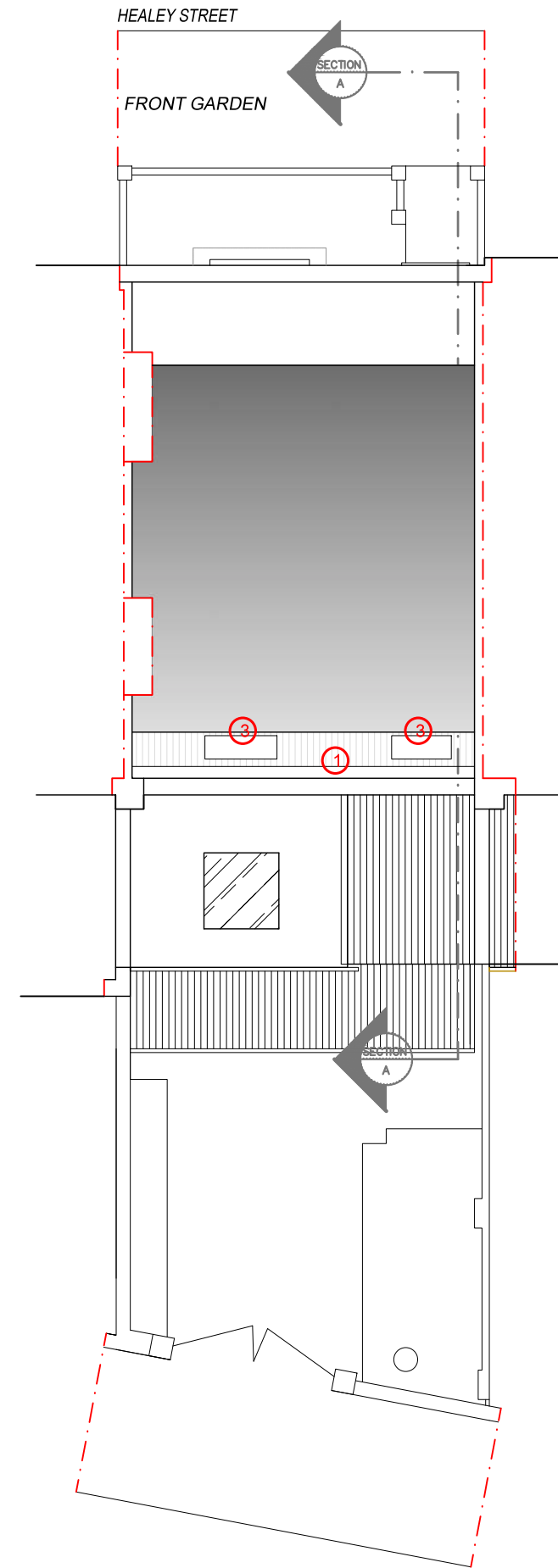
SECOND FLOOR PLAN



ATTIC PLAN



ROOF PLAN



Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

- KEY:**
- Roof extension -
 AS PER APPROVAL AT 21 HEALEY STREET plus Internal floor lowered.
1. Rear slope, clad in slate as per Approval at 21 Healey Street.
 2. Front face, clad in slate and set back from elevation to prevent visibility from Healey Street.
 3. Conservation style rooflights.
 4. Maintenance access only to flat roof.

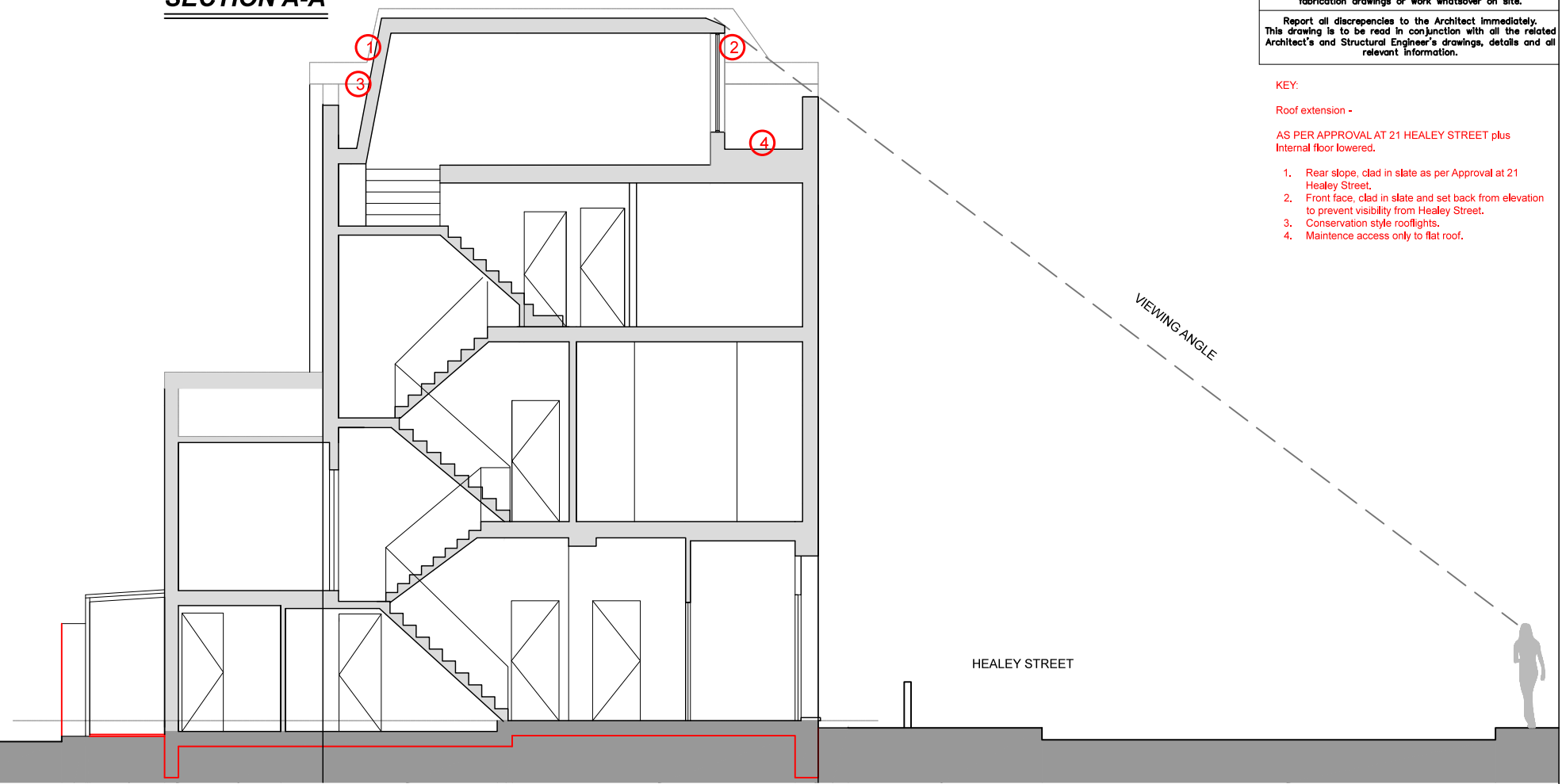
rev.	rev. date	rev. description

TR STUDIO
 ARCHITECTURE + INTERIORS

project		
23 HEALEY STREET CAMDEN NW1 8SR		
drwg title		
Second Floor Plan Attic and Roof Proposed		
date	drwg no.	rev.
August 2016	P02	D
scale @ A1	job no.	
1:100 @ A3	049	



SECTION A-A



GRAFTON CRESCENT

HEALEY STREET

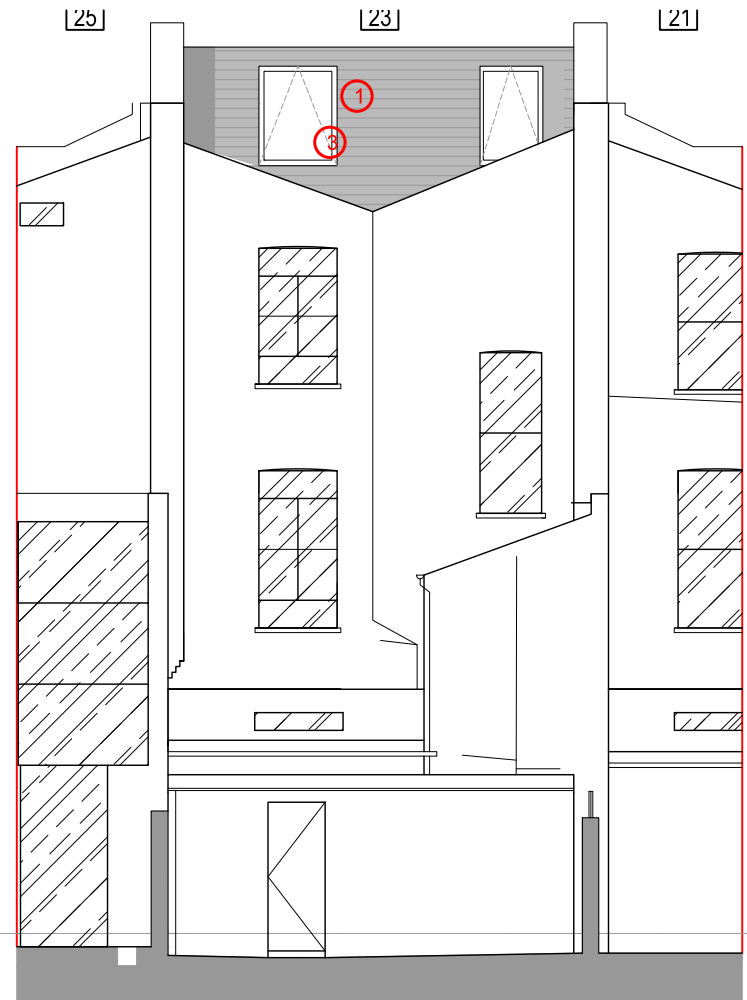
Do not scale off this drawing.
 All indicated dimensions to be checked and verified on site by the Main Contractor before commencement of any fabrication drawings or work whatsoever on site.
 Report all discrepancies to the Architect immediately. This drawing is to be read in conjunction with all the related Architect's and Structural Engineer's drawings, details and all relevant information.

- KEY:
- Roof extension -
- AS PER APPROVAL AT 21 HEALEY STREET plus Internal floor lowered.
1. Rear slope, clad in slate as per Approval at 21 Healey Street.
 2. Front face, clad in slate and set back from elevation to prevent visibility from Healey Street.
 3. Conservation style rooflights.
 4. Maintenance access only to flat roof.

FRONT ELEVATION



REAR ELEVATION



rev.	rev. date	rev. description

TR STUDIO
 ARCHITECTURE + INTERIORS

project
**23 HEALEY STREET
 CAMDEN
 NW1 8SR**

drwg title
**Front and Rear
 Elevation / Section
 Proposed**

date August 2016	drwg no. P03	rev. E
scale @ A1 1:100 @ A3	job no. 049	

Appeal Decision

Site visit made on 17 January 2017

by **A A Phillips BA(Hons) DipTP MTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 February 2017

Appeal Ref: APP/X5210/D/16/3163096
23 Healey Street, Camden, London NW1 8SR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Oliver McHugh against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/4729/P, dated 22 March 2016, was refused by notice dated 28 October 2016.
 - The development proposed is the creation of a new 3rd floor storey with pitched roof slope.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the area.

Preliminary matter

3. My attention has been drawn to two other recent appeal decisions. The first being one which was allowed and planning permission granted in July 2016 for changes to the existing dwelling including the demolition of an existing two storey rear extension, new rear extension and addition of a new room at roof level and interior layout modifications at the neighbouring property No 21¹. In allowing the appeal the Inspector found that proposal to be neither dominant nor incongruous and would be in keeping with its surroundings.
4. Secondly, an appeal at the current appeal site was dismissed in September 2016 for the creation of a new 3rd floor storey with pitched roof slope². I have no evidence that at the time of dismissing this appeal the Inspector was aware of the recent grant of planning permission for a similar development at No 21. Nonetheless, the Inspector found that the roof extension would not represent an appropriate form of development in this location. Consequently, the harm to the character and appearance of the area outweighed the benefits of the proposal in meeting the appellant's family's accommodation needs. These appeal decisions are material considerations in the determination of the current appeal.

¹ APP/X5210/D/16/3147399

² App/X5210/D/16/3154201

Reasons

5. The appeal property is a mid-terraced house located in a row of similarly proportioned and designed properties on Healey Street, in mainly residential area of Camden. There is strong architectural rhythm and visual consistency along both sides of the frontage of Healey Street. Also, of particular interest is the regular pattern of valley roofs and their distinct peaks and troughs which, although not particularly prominent from Healey Street itself as a consequence of the restricted angled views, is very evident from Grafton Crescent to the rear where the rear of properties along Healey Street are exposed.
6. The proposal would increase the height of the existing roofline. However, it would be set back from the street frontage by sufficient distance for it to be hidden behind the parapet wall.
7. There are existing small roof extensions at Nos 15 and 25 Healey Street, neither of which is visually prominent. Although at present there remains a prominent and consistent roofline to the rear of the terrace which is particularly important in defining the character and appearance of the row of properties and the area, generally, this would be somewhat disrupted should the planning permission at No 21 be implemented.
8. The extension the subject of this appeal would effectively fill the gap between two peaks of the roofs. Consequently, it would break the rhythm and pattern of the established roof design which is strongly evident from the rear. The overall design, bulk, height and size of the extension with its steeply angled roof slope to the rear and close proximity to the existing rear parapet wall means that it would be visible from street level to the rear. Although it may not be very prominent from the ground close to the site, it would nonetheless be clearly and markedly visible from Grafton Street and from angled side views as a dominant roof scape feature.
9. Furthermore, the architectural rhythm and quality of the roof scape viewed from the upper floors of properties in the immediate vicinity of the site along Healey Street and Grafton Crescent would be compromised to a harmful degree.
10. I fully recognise that the proposal may be very similar to the approved development at No 21 and that the implementation of the scheme at No 21 may lead to the rhythm and pattern of the roof being broken. However, in my opinion the development and the combined effect of the two adjacent roof extensions would be particularly prominent and would dominate the local roof scape to the detriment of the character and appearance of the area.
11. Furthermore, as a result of the visually unbroken run of valley roofs I find that the roof addition would have an adverse effect on the local skyline as a consequence of its height, design, scale and poor relationship to the existing roof form.
12. I recognise that there are other modern features and alterations to properties along Healey Street, including various sloping roofs and extensions of different sizes and forms. However, most of these are subservient to their host properties, do not appear intrusive or dominant and consequently do not harm the character and appearance of the area. I find that rather than being

subservient, the current proposal would be dominant, intrusive and harmful to the character and appearance of the area.

13. I am also aware that an extension to No 14 Healey Street was allowed at appeal. However, that property is situated on the other side of Healey Street where there is not such an unbroken pattern of roofs and where the rear of properties are far less visible from the public realm. Therefore, I do not consider that direct parallels can be drawn to the current appeal.
14. In reaching this conclusion my findings are not inconsistent with the conclusions of either of my Inspector colleagues in determining previous appeals at Nos 21 and 23 Healey Street.
15. I therefore conclude that the proposal would be harmful to the character and appearance of the area. As such it would conflict with the design requirements of Policy CS14 of the Camden Core Strategy 2010-2025 (November 2010) and policy DP24 of the Camden Development Policies 2010-2025 (November 2010).
16. Although not identified in the Council's decision notice, I also find the proposal to be contrary to the provisions of Camden Planning Guidance – Design CPG1 which states that a roof alteration or addition is likely to be unacceptable in the circumstances where there is likely to be an adverse effect on the skyline.

Conclusion

17. For the reasons given above and taking into account other matters raised I conclude that the appeal should be dismissed.

Alastair Phillips

INSPECTOR