

Delegated Report	Analysis sheet	Expiry Date:	21/06/2011
	N/A / attached	Consultation Expiry Date:	25/05/2011
Officer	Application Number(s)		
Victoria Pound	2011/1557/P		
Application Address	Drawing Numbers		
14 Healey Street London NW1 8SR	See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Erection of a mansard extension and installation of solar panels to roof of dwelling (Class C3).			
●			
Recommendation(s):	Refuse planning permission.		
Application Type:	Householder Application		



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	02	No. of objections	00
			No. electronic	02		
Summary of consultation responses:	<p>2 responses received which raised no objection but made the following comments:</p> <ul style="list-style-type: none"> • The frontages of the main terraces on Healey street remain largely as originally erected and caution should therefore be exercised regarding developments which might affect this, as viewed from the street; • It would be of relevant to have consulted those in the terrace opposite the site; • No formal notification sent to 12B Healey Street (response: a letter was sent to this address). 					
CAAC/Local groups* comments: *Please Specify	N/a					

Site Description

Three storey Victorian house which forms part of a relatively unaltered, attractive terrace of 13 on the western side of Healey Street. The buildings are stucco-faced at ground level, with stock brick above and stucco dressings. At roof level, valley roofs are concealed behind stucco parapets.

Relevant History

14 Healey Street - 2007/1873/P – planning permission granted 11/06/2007 for *demolition of existing rear two storey extension and conservatory and erection of a part 1/part 2 storey extension with first floor roof terrace to rear of single family dwelling house.*

31 Healey Street - PE9700083 – planning permission refused 01/04/97 and dismissed at appeal 28/07/97 for *The erection of a additional storey at roof level including terrace at front.*

Relevant policies

LDF Core Strategy and Development Policies:

CS6.

CS13 – Tackling climate change through promoting higher environmental standards;

CS14 – Promoting high quality places and conserving our heritage;

DP22 – Promoting sustainable design and construction;

DP24 – Securing high quality design;

DP26 – Managing the impact of development on occupiers and neighbours

Assessment

It is proposed to create a roof extension. This is proposed to take the form of a mansard, which will be zinc clad and incorporate rooflights within its front and rear elevations. It is also proposed to install photovoltaic units, which will be laid horizontally on the top of the roof extension.

The host building sits within a terrace which supports no extension or significant alteration at roof level along its length. The corresponding terrace on the eastern side of Healey Street is also unaltered at roof level, and consequently the street has an attractive appearance and character which is largely intact.

Design - Principle of a roof extension

The introduction of a new storey in this location is contrary to Camden's Planning Guidance, which states that an roof addition is unlikely to be unacceptable where this would have a detrimental impact on the surrounding street scene, particularly where the host building sits within an unbroken run of valley roofs, or on complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions. The unbroken parapet line of this western terrace would be visually comprised by the introduction of a roof extension, as would the character of the wider street.

Detailed design and materials

Zinc cladding and aluminium framed windows are not considered to be appropriate materials in this position on a building of this age and style, and within the wider street scene where traditional materials are predominant. Again, this is contrary to Camden Planning Guidance which expects that, where the principle of a roof alteration or extension is acceptable, that appropriate materials are used, which visually complement the existing materials palette in terms of their colour, texture and finish.

Sustainability - Photovoltaics

There is no objection to the principle of installing photovoltaic units in a discreet location on the roof where these are not visible within the street scene.

Amenity

There are considered to be no amenity issues arising from the application.

In summary the proposed roof extension is considered to be unacceptable in principle due to the detrimental visual effect that it would have on the host terrace which is unbroken at roof level. The use of inappropriate materials is also considered to have an unacceptable impact on the host building and street scene. The proposal is contrary to policies CS14 and DP24, and to Camden Planning Guidance (CPG1 – design) and as such is recommended for refusal.