

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 21/06/2024			
		N/A		<b>Consultation Expiry Date:</b> 14/07/2024			
<b>Officer</b>			<b>Application Number(s)</b>				
Brendan Versluys			2024/1649/P and 2024/2262/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
12 Mabledon Place London WC1H 9AZ			See decision notice				
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
<u>Planning permission:</u> Erection of mansard roof extension to create one additional HMO room.							
<u>Listed building consent:</u> Erection of mansard roof extension.							
<b>Recommendation(s):</b>		<ol style="list-style-type: none"> <li>1. Refuse Planning Permission</li> <li>2. Refuse Listed Building Consent</li> </ol>					
<b>Application Type:</b>		<ol style="list-style-type: none"> <li>1. Refuse Planning Permission</li> <li>2. Refuse Listed Building Consent</li> </ol>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		<b>No. notified</b>	0	<b>No. of responses</b>	1	<b>No. of objections</b>	1
<b>Summary of consultation responses:</b>		A site notice was displayed 14/06/2024 which expired 08/07/2024 A press notice was published 20/06/2024 which expired 14/07/2024.					
		<u>Objections:</u> 1 objection has been received. A summary of the response is as follows: <ul style="list-style-type: none"> <li>• There is no justification for altering the Grade II listed building.</li> <li>• The building is unique and is the only two-storey building in this street, together with the building's historic characteristics, should protect the building from the proposed, unacceptable alteration, which will harm its protected character and particular historic significance.</li> </ul>					

Officer's response:

*Design and heritage effects are assessed in section 5 of this report.*

## Site Description

The site is located on the western side of Mabledon Place close to the junction with Cartwright Gardens and comprises a two storey (plus basement) 6 x room HMO, with a flat roof. The application site is located in the Bloomsbury Conservation Area.

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

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

## Relevant History

Site History:

**2018/6282/P and 2019/0586/L** - Erection of single storey roof extension. **Refused 13/11/2023**

## Relevant Policies

### National Planning Policy Framework 2023

### The London Plan 2021

### Camden Local Plan 2017

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

### Camden Planning Guidance (CPG)

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

### Bloomsbury Conservation Area Appraisal and Management Strategy 2011

### Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

## Assessment

### 3. Proposal

3.1. Planning permission and listed building consent is sought for erecting a mansard roof extension to the existing building. The extension would provide for 1 x HMO room, to supplement the building's existing HMO accommodation.

#### **4. Planning Considerations**

4.1. The material considerations in the determination of this application are as follows:

- Design and Heritage
- Amenity

4.2. As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4.3. Section 16 requires that in considering whether to grant listed building consent for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

4.4. Section 66 of the Act requires that in considering whether to grant planning permission for development which affects a listed building, the local planning authority shall have special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

4.5. The NPPF terms listed buildings designated heritage assets. Section 12 of the NPPF provides guidance on managing change to designated heritage assets through the planning system, including avoiding or justifying harm to the special architectural or historic interest of listed buildings. Paragraph 134 states that "less-than-substantial harm" to a designated heritage asset must be outweighed by the public benefits secured by the proposals, including heritage benefits to the assets.

4.6. The significance of the listed building derives from its architectural design, elevational hierarchy and the contribution it makes to the surrounding townscape.

#### **Assessment of proposals**

#### **5. Design and Heritage**

5.1. The application is a grade II listed and situated in the Bloomsbury Conservation Area. It comprises a two storey and basement townhouse dating from the early nineteenth century. The front façade is stuccoed with rustication on the ground floor. At first floor level there is a projecting balcony with the façade terminated by a parapet and projecting cornice. The exterior has been altered in the past, with the rusticated channels extended to the first floor, presumably as the building was in the same use as the adjoining property on Cartwright Gardens. In addition the original roof has been removed and replaced with a flat roof. It is likely that the first floor cornice has been stripped down to the simple form that is seen now.

5.2. Although the rest of the terrace in which the application building has been replaced, this does not significantly devalue the building. It appears that it was part of a repetitive frontage, where each building was identical, rather than as a symmetrical group where this building would form an end piece.

- 5.3. Turning to the principle of a mansard roof extension to the existing building, on buildings of this age and style, particular importance was given to the roof in the sense that it was kept low and invisible where possible, hidden behind a parapet. This was important so that the roof did not compete with the front façade.
- 5.4. The principle of a mansard roof here is of concern due to the impact on the appearance and hierarchy of the front façade. From ground level the building is only two storeys in height and a mansard roof would add a significant extension which would harm the architectural hierarchy and composition. Whilst mansard roofs can be a feature of Georgian architecture, these are generally on taller buildings, where their impact is proportionally much less as they would be less visible.
- 5.5. Regarding the proposed mansard's design, the proposed mansard is hipped on one side with a flat roof. The form looks particularly incongruous, with its lopsided appearance at odds with the more uniform and balanced front façade.
- 5.6. In terms of impacts on the wider townscape, the application building is seen in the context of the properties of Cartwright Gardens, sharing similar features such as a rusticated ground floor, decorative metal work and similarly proportioned windows and openings. Together they have an informal townscape value.
- 5.7. None of the buildings in this group feature mansard roofs and consequently the proposed roof addition would have a harmful appearance to the wider townscape. Where there are mansard roofs in the vicinity, these are on buildings of different ages and styles.
- 5.8. The differentiation in height, and the building's relationship to the adjacent listed buildings in the terrace, are also an important part of the setting of the crescent. This setting emphasises the grandeur of the crescent terrace and in this respect directly contributes to its significance. The relationship of the return and status of the crescent are also important contributions to the significance of this part of the conservation area, as well as the wider impact of diminishing a return gap which are common features across the wider conservation area and part of its character and appearance.
- 5.9. The lower height of No 12, also creates an important gap in the streetscape allowing greater visibility of the sky. This building, because of its height and overall appearance, contributes to the special character and setting of the listed Cartwright Gardens terrace as well as the historical context and relevance to the character of the conservation area. This gap is significant to the terrace's setting as it relates to the group of listed buildings in Cartwright Gardens.
- 5.10. The proposed mansard roof extension would cause harm the listed building at 12 Mabledon Place Gardens, principally due to the impact on the appearance and hierarchy of the front façade due to the mansard being out of proportion with the existing building. It would also cause harm to the setting of the neighbouring listed buildings at 27-25 Cartwright Gardens.
- 5.11. As previously discussed if a proposal is assessed to cause harm, it should only be permitted where other planning considerations outweigh this. Considerable importance and weight has been attached to the harm to the significance of the listed building at 12 Mabledon Place, to the significance of the listed crescent terrace at Cartwright Gardens through the impact to its setting, and to the significance of the Conservation Area. This is a residential extension and there is no public benefit that would outweigh this harm.
- 5.12. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.13. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 5.14. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This proposal fails to comply with policies D1 and D2 of the 2017 Local Plan and these conflicts with policy are sufficient to consider it in conflict with the development plan as a whole.
- 5.15. There are no public benefits of a nature adequate to outweigh the harm caused under Para 202 of the NPPF.

## **6. Residential Amenity**

- 6.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The policy notes that the factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial lighting levels; impacts of the construction phase; and noise and vibration.
- 6.2. The application site is set to the rear of properties of Cartwright Gardens and adjacent to no.10 Mabledon Place.
- 6.3. The proposed mansard extension, is designed to comply with the 25 degree line with windows at 27 and 28 Cartwright Gardens, and therefore any additional shading or loss of outlook to these properties would be acceptable, particularly when considering the close proximity and bulk of the existing building. In particular, the side elevation of the mansard roof would be adequately recessed and sloped away from the existing building line (of the side elevation) so that the mansard would not appear overly dominant or unduly obstruct the outlook from adjacent facing windows and amenity spaces at 27 and 28 Cartwright Gardens, in particular those at the lower floors sitting beneath the mansard. There are no adjacent facing windows to the adjoining northern property at 10-11 Mabledon Place, which could be affected by the extension. The mansard would be adequately separated from properties and outdoor living space to the rear, so as to not adversely affect light to internal habitable rooms/outdoor living spaces.
- 6.4. The mansard would not include any windows on its side elevation, so would not adversely impact on privacy to adjacent facing properties on Cartwright Gardens. The rear facing window of the mansard, would also be adequately separated from adjacent properties to not adversely affect the privacy of any persons.
- 6.5. Overall, the proposal is not considered to give rise to any adverse impacts on residential amenity of any other residential property in the vicinity. In addition, appropriate onsite amenity would be provided as the HMO room would generally comply with Camden's HMO standards and be designed to receive adequate sunlight/daylight and outlook to occupants.

## **7. Planning Balance and Conclusion**

- 7.1. Overall, the proposed mansard roof extension is considered to represent unsympathetic overdevelopment that would cause unacceptable harm to the character and setting of the grade II listed building and the appearance of the wider conservation area.
- 7.2. Considerable importance and weight has been attached to the desirability of preserving or

enhancing the character or appearance of the Bloomsbury Conservation Area, and the settings of any listed buildings, under s.72 of the Planning (Listed Buildings and Conservation Areas Act 1990) as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

7.3. Local Plan Policies D1 and D2, and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF, seeks to preserve and enhance designated heritage assets. The NPPF states in Paragraphs 201 that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

7.4. As discussed above, there are no public benefits of a nature adequate to outweigh the harm caused by the proposed works.

7.5. Offsite amenity effects are considered acceptable.

7.6. Overall, therefore, on balance, the proposed development does not accord with Chapter 16 of the NPPF which seeks to preserve and enhance heritage assets. The proposal is also contrary to Policies D1 and D2 of the Local Plan. As such, the proposal is considered to be unacceptable in terms of design, appearance, and location.

7.7. The proposal would therefore fail to accord with Policies D1 and D2 of the Camden Local Plan 2017. The development would result in unacceptable harm to the host building and adjacent listed buildings at 25-27 Cartwright Gardens, and the setting and character of the Conservation Area.

### **3. Recommendations**

- **Refuse Planning Permission**
- **Refuse Listed Building Consent**