

| | | | | | | | |
|---|--|--------------------------------|--|----------------------------------|----|-------------------------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 30/12/2024 | |
| | | N/A / attached | | Consultation Expiry Date: | | 08/12/2024 | |
| Officer | | | | Application Number(s) | | | |
| Henry Yeung | | | | 2024/4835/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 15 Rona Road London Camden NW3 2HY | | | | Refer to Draft Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Erection of ground floor side infill extension and second floor rear extension with roof terrace above and associated access door; new dormer windows to front and rear roof slope. | | | | | | | |
| Recommendation(s): | | Refused | | | | | |
| Application Type: | | Householder Application | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | | | | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | No comments were received | | | | | |
| Mansfield CAAC | | No comments were received | | | | | |

Site Description

This application is a householder planning application for No. 15 Rona Road. The host property is a two-storey, end-of-terrace, single-family dwellinghouse with a two-storey outrigger and a roof terrace. The property is located within the Mansfield Conservation Area. It is not a listed building but is identified as a positive contributor to the conservation area.

Relevant History

No relevant planning history

Relevant policies

National Planning Policy Framework (2024)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A3 Biodiversity
- D1 Design
- D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

Mansfield Conservation Area Appraisal and Management Strategy (2008)

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

1. Proposal

1.1. The proposal is for erection of ground floor side infill extension; second floor rear extension with roof terrace above and associated access door; new dormer windows to front and rear roof slope.

1.2. Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

2. Design & Heritage

2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2. NPPF (2024) states at para 215 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

2.3. The Home Improvements CPG states that roof extensions should take into consideration: the existing roof form and any previous extensions to it; the roof visibility and prominence in relation to gardens, street scene and wider area, considering land topography; the pattern of development of neighbouring buildings to include historic extensions and new types of development; other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.

2.4. The application lies within Mansfield Conservation Area, which has particular guidance in relation to rear extensions and roof extensions and states that:

'Development proposals will be expected to preserve or enhance the character or appearance of the Mansfield Conservation Area. This also applies to developments which are outside the conservation area but would affect its setting or views into or out of the area.' Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.'

'The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted. Alterations and extension to the front roof pitch can be particularly damaging to the appearance of the conservation area, especially in the residential sub area. Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. A number of streets include many buildings whose roof space has already been converted for habitable accommodation resulting in the installation of rooflights and front dormer windows. In

these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits.'

- 2.5. The proposed infill side extension would have a width of 1.9m and extend approximately 6.8mm beyond the existing rear elevation. It would match the existing materials, incorporating new double-glazed, metal-framed folding sliding doors in line with the existing rear extension. The modest size of the rear extension, and its ground floor location against an existing extension at no.17, ensures it would not add significant bulk or massing and would remain subordinate to the host property while retaining a reasonably sized garden. The scale, design, and materials used are appropriate for the context, allowing the extension to be read as a coherent modern addition that would not impact the wider streetscape. The proposed doors and windows are suitably scaled to appear subordinate and would not harm the host building or the surrounding streetscape. Therefore, it is considered that the proposed ground floor extension would not negatively impact the host building and would preserve the character and appearance of the local area.
- 2.6. The proposed second storey rear extension would have a width of 3.2m and project approximately 4m beyond the existing rear elevation. It would utilize materials consistent with the existing property, including a tiled roof, appropriately scaled windows, and cavity walls with facing brickwork to match the original structure, ensuring harmony with the character of the host property. Despite its second-storey location, the restrained footprint prevents it from being overly bulky and it also maintains a symmetrical relationship with the existing extension at No. 13 Rona Road. There is also a prevalence of second storey rear extensions in the surrounding area. Consequently, the two-storey rear extension is deemed acceptable in isolation.
- 2.7. The proposal includes a terrace above the proposed two-storey rear extension and alterations to the existing rear-facing second-floor window, converting it into French doors to provide access to the amenity space. The proposed door would be an incongruous feature at this level and cut into the eaves undermining the integrity of the roof form. This would be out of keeping with the pattern of development on properties in the wider area which retain a consistent eaves line. As such, this alteration will be included in the reason for refusal.
- 2.8. The proposed front dormer extension would introduce additional height and bulk in a very prominent location, clearly visible from the street. Design guidance advises that roof alterations or additions are generally unacceptable where a building forms part of a terrace or group with an unimpaired roofline or where such changes would undermine the architectural style of the group. The dormer would appear overly dominant, incongruous, and unsympathetic to the host property. Although several examples of front roof dormers exist further down the street, these do not positively contribute to the character of the Mansfield Conservation Area and where they do benefit from planning consent, this was obtained under a now superseded design and conservation policy.
- 2.9. The dormer would bring about less than substantial harm to the conservation area owing to it being out of keeping with the general development pattern, its prominence and impact on the streetscene. In accordance with paragraph 215 of the NPPF, there are no demonstrable public benefits to outweigh this less than substantial harm, as the proposal is for extensions to a private residential dwelling.
- 2.10. The rear dormer would appear as a subordinate projection that would maintain the integrity of the roof form. Its scale and appearance would be in-keeping with other examples along the terrace. Its material palette is appropriate. As such, this element of the proposal is acceptable.
- 2.11. Considerable importance and weight have been attached to the desirability of preserving or enhancing the character or appearance of the conservation area under Section 72 of the Listed Buildings and Conservation Areas Act 1990, as amended by the Enterprise

and Regulatory Reform Act (ERR) 2013.

3. Amenity

- 3.1. Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG (Amenity).
- 3.2. Paragraph 7.17 of the Local Plan 2017 states "The way an area is designed and managed can have a significant impact on people's quality of life, health and wellbeing and planning has a key role in promoting good physical and mental health by creating spaces and buildings which allow and encourage healthy lifestyles".
- 3.3. The application building is located within a residential setting, and the proposal would not impact the neighbouring properties in regard to sunlight/daylight, sense of enclosure, and noise nuisance. The distance and orientation of the terrace in relation to neighbouring windows, and the fact there is an existing second floor terrace at the property, would mean that there would not be harmful overlooking. The proposed infill extension will match the depth of the extension at No. 17, and the proposed second-storey extension will align with the depth of the extension at No. 13 therefore it is not expected to impact daylight access. As the terrace and proposed door window are located 20m away from No. 16 Estelle Road, and the second-storey extension is set back 2.6m from the adjoining boundary with No. 17 Rona Road, it is not expected to cause any harmful impact on the outlook. As such, the application would be acceptable in amenity terms.

4. Recommendation

4.1 Refuse Planning Permission for the following reasons:

The proposed development at roof level, including the front dormer and rear terrace access door, would cause harm to the character and appearance of the host building and the Mansfield Conservation Area due to its inappropriate location, prominence, bulk and detailed design contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies D4 (Delivering good design) and HC1 (Heritage conservation and growth) of the London Plan 2021.