

Delegated Report		Analysis sheet		Expiry Date: 28/02/2025	
		N/A / attached		Consultation Expiry Date: 02/02/2025	
Officer			Application Number(s)		
Blythe Smith			2024/5623/P		
Application Address			Drawing Numbers		
7 Raglan Street London NW5 3DB			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to rear roof, creation of 2nd floor roof terrace/roof deck and vertical rear garden					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:	No. notified	0	No. of responses	2	No. of objections
					2
Neighbour Consultation:	<p>Press notice was published on 09/01/2025 and expired on 02/02/2025. A site notice was published on 10/01/2025 and expired on 01/02/2025.</p> <p>Two responses have been received from nearby residents, one from No.9 Raglan Street and one with no address provided.</p> <ul style="list-style-type: none"> • <i>Impact of noise from roof terrace</i> • <i>Would create a precedent for roof terraces</i> • <i>Loss of sunlight, daylight and view</i> • <i>Development along party wall</i> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <i>The noise impacts from the proposed terrace would not be excessive or unacceptable within a residential area.</i> • <i>Each application is assessed on its own merits and would not create a precedent</i> • <i>Loss of sunlight/daylight is assessed within section 4</i> • <i>Party wall elements are a civil concern and not a material planning consideration.</i> 				

**CAAC groups
comments:**

The Kentish Town Neighbourhood Forum have not objected to the proposal

Site Description

The site comprises a 2-storey mid-terrace property with loft space used as habitable accommodation, built in 1937 as a purpose-built mother and baby clinic/ward. The property is located within the Kentish Town Conservation area and is locally listed (Ref.315) for its Historic and Townscape significance. The building is noted to have an: *Interesting appearance due to its form and use of materials; relates very well to the scale and character of surrounding area.*

In 2019 permission was granted to change the building from its original mother and baby clinic/ward use into 6 residential dwellings (2019/4825/P. Works included the addition of dormers, and converting the catslide slope on the rear bay to a flat roof.

Relevant History

2019/4825/P- Change of use from day centre (Use Class D1) to create residential dwellings (Use Class C3). Erection of new first floor side extension and two storey side infill extension on Anglers Lane; Installation of dormer windows; insertion of new doorways at ground floor level and associated minor alterations to the railings. – **Granted 27/02/2020**

Relevant policies

National Planning Policy Framework (2024)

London Plan 2021

Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Planning Guidance

CPG Housing 2021

CPG Design 2021

CPG Amenity 2021

Kentish Town Neighborhood Plan (2016)

D3 (Design Principles)

Kentish Town Conservation Area appraisal and management strategy (2011)

Assessment

1. Proposal

1.1. The applicant seeks the following:

- Alterations to rear roof for the creation of 2nd floor roof terrace
- Vertical garden to rear outrigger

2. Assessment:

2.1. The principle considerations material to the determination of this application are summarised as follows:

- Design and Heritage
- Amenity

3. Design and Heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas.

3.2 The application site is within the Kentish Town Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act

1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

3.1. In consideration of the Design CPG, roof alterations or additions are likely to be acceptable in the following circumstances:

- Good quality materials and details are used, and the visual prominence, scale and bulk would be appropriate having regard to the local context;
- There is an established form of roof addition or alteration to a group of similar buildings and where continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3.2. Policy D3 of the Kentish Town Neighbourhood Plan states that “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 treatment”

3.3. The terrace which contains No.7 Raglan Street features rear dormers, approved under application ref: 2019/4825/P. The officers report for this application outlines a number of changes that were negotiated out, including:

- The design of the dormer windows revised adding thickness to cheeks and flat-topped roofs.
- Aligning the dormers at the rear to follow the windows below, and reduction in width.

3.4. Therefore, it is considered that the dormers on the rear have been carefully sited and scaled to reflect the character and appearance of the locally listed host terrace. Removing the existing dormer to facilitate entrance onto the rear terrace would unbalance the host terrace and create harm to the character and appearance of the host property and to the wider conservation area.

3.5. The proposed green walls would clad the entirety of the rear bay and project to second-floor level, acting both as a privacy screen and terrace balustrade. This would substantially obscure the feature brickwork, and add height and bulk to the rear elevation, presenting as second-floor extension. As the brickwork, tiles and roof form are significant features, any additions and alteration should be subservient and preserve the original features.

3.6. While the intention of the vertical garden and growing deck are appreciated, their application in this historic context would fail to adequately preserve the significance of the Locally Listed heritage asset, on account of the incurred in-balance to the roof form posed by the new terrace door, addition height and bulk of the screens, and obscuring of the original materiality and form of both the rear bay and roof.

3.7. This is therefore a reason for refusal. Special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area.

4. Amenity

4.1. Policy A1 of the Local Plan seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring

residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2. Instead of a typical roof terrace, the proposed vertical garden would create a visually similar structure to a second-floor extension. Given the proposed screening's size, location and orientation, the side flank of the vertical garden is likely to impact the rear windows of no. 9 through loss of outlook and light. The extension is within the 45-degree line from the nearest habitable room window at no. 9 and is therefore considered to impact that window in terms of loss of light. Additionally, the extension would diminish the outlook for the neighbouring occupant and create a significant degree of enclosure.

4.3. Overall, the proposal is likely to directly and adversely affect the amenity of no. 9 in terms of diminished outlook and loss of light. As such, it would be contrary to Local Plan Policy A1 (Managing the impact of development) and relevant Camden Planning Guidance documents and is an additional reason for refusal.

5. Conclusion and recommendations

Refuse Planning Permission for the following reasons:

- 1. The proposed roof alterations and vertical garden, by reason of their size, design and location, would be an incongruous and prominent addition which would detract from the uniform roofline and obscure the original materiality and form of the rear bay and roof, causing harm to the character and appearance of the locally listed host property and the wider Kentish Town Conservation Area contrary to policy D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and D3 of the Kentish Town Neighbourhood Plan 2016.*
- 2. The proposed vertical garden, by virtue of its siting, scale, form and bulk, would result in harm to neighbouring amenity (No.9 Raglan Street) in terms of diminished outlook and loss of light, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*

