

Delegated Report		Analysis sheet		Expiry Date: 07/04/2024	
		N/A		Consultation Expiry Date: 16/03/2024	
Officer			Application Number(s)		
Matthew Kitchener			2025/0547/P		
Application Address			Drawing Numbers		
17 Courthope Road London NW3 2LE			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of loft incorporating two rooflights to front elevation and raising of party walls to form mansard and two dormers to rear elevation and creation of terrace to roof of rear outrigger					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	01	No. of objections	01
Neighbour Consultation		<p>Site Notice: posted 19/02/2025, expired 15/03/2025 Press Notice: published 20/02/2025, expired 16/03/2025</p> <p>One objection was received from a neighbouring occupier commenting that the proposal would incorporate works to the boundary wall which they do not support. They are concerned about structural feasibility and the effect on their property.</p> <p><u>Officer response:</u></p> <p><i>These points are noted however works to a boundary wall and structural feasibility would require a Party Wall Agreement, and are not a material planning consideration.</i></p>			
Mansfield CAAC		<p>Mansfield CAAC objected to the scheme, noting the following:</p> <p>This proposal delivers a very crowded appearance to the rear roof pitch, the rear access doors break the eaves line and the proposed terrace is effectively</p>			

across this main roof line, sitting in too prominent a position on the house.

Officer response:

See Section 3 (Design and Heritage) of this report.

Site Description

The property comprises a three storey mid-terrace dwellinghouse with a three-storey rear outrigger, it is not listed but it is within the Mansfield conservation area.

Most dwellings on Courthope Road have been altered at roof level with front and rear dormers of varying size, and a majority have created roof terraces over their rear outriggers.

Relevant History

Application site

2024/5364/P – Conversion of loft incorporating two rooflights to front elevation and two dormers to rear and the erection of a ground floor rear single storey wrap around extension and creation of terrace to roof of rear outrigger. **Planning permission granted 21/01/2025.**

Relevant Policies

National Planning Policy Framework 2024

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)

CPG Design (January 2021) – Section 3. Heritage

CPG Amenity (January 2021) – Section 3. Section 2. Overlooking, Privacy and Outlook

CPG Home Improvements (January 2021) – Sections 2.2 Roof Extensions

Mansfield Conservation Area Appraisal and Management Strategy 2008

Roof Alterations and Extensions

Assessment

1. Proposal

1.1. It is proposed to replace the existing roof with a roof extension comprising two rooflights to the front elevation and the raising of party walls to form a mansard style roof and two dormers to rear elevation and the creation of terrace to roof of rear outrigger.

1.2. In early 2025, planning permission was granted (2024/5364/P) for the conversion of the loft incorporating two rooflights to front elevation and two dormers to the rear and erection of a ground floor rear single storey wrap around extension and creation of terrace to roof of rear outrigger. The application that this report relates to is very similar to that permission with regards to the works to the roof, however the roof form would also be proposed to be altered to the rear,

changing from a pitched roof to a mansard-style roof.

2. Planning Considerations

2.1. The material considerations in the determination of this application are 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. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves or, where possible, enhances' its established character and appearance.

3.2. Camden's Local Plan is supported by CPG Home Improvements, specifically Sections 2.2 (Roof Extensions) which says that a successful roof extension would consider the overall roof form of the existing building, adjoining buildings, and be proportionate to the roof slope being extended.

3.3. The Mansfield Conservation Area Appraisal and Management Strategy comments that 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. 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.

3.4. It is proposed to extend the roof by means of the installation of a mansard style roof to the rear. The front roofslope would remain as is albeit with the insertion of two rooflights. At the rear the roof would be extended by means of a flat roof at ridge height leading to an angled mansard style roofslope with two dormers inserted. The party walls between the neighbouring properties would be raised in order to create the raised roof. One dormer would lead onto a roof terrace which would be created on top of the existing three storey outrigger at the rear.

3.5. Planning permission has already been granted for works to the roof area under permission 2024/5364/P on 21/01/2025 (see 'Relevant history' section of this report), specifically to insert two rooflights in the front roofslope and two individual dormers in the rear, one serving a newly created roof terrace on the outrigger. This current application proposes to increase the amount of internal space by extending the rear roofslope into a combined flat roof mansard style design at the rear, as well as incorporating similar dormers and rooflights to those already approved.

3.6. The rear mansard-style roof would result in a flat roof beyond the existing ridge, set down approximately 0.3m from the ridge height and measuring 3.2m in depth. This would then slope down to a level consistent with the existing eaves height of the building forming a mansard style appearance. It would be clad in hanging tiles to match the existing roof. The principal rear dormer would then sit within the roof slope approximately 0.8 m from the party wall with No. 15, 0.4 m below the ridge and 1.0 m from the eaves, measuring 2.3m wide, 1.7m high, and 2.6 m deep. The second dormer projection would be located on the rear outrigger nearest the party wall with No. 19, flush with the rear elevation and forming the access to the roof terrace. The access dormer would adjoin the party wall, measuring 2.5 m high, 2.2m wide, and set 1.4m below the ridge line. The dormers would be clad in lead. The party walls between the property and its neighbours would be raised in order to create the sides of the rear mansard projection, resulting

in the mansard jutting above the lower pitched roofs of the rest of the terrace.

- 3.7. The proposed mansard roof extension represents an incongruous alteration in terms of design and appearance, specifically to the uniformity of the rear roofslope of the terrace. The rear roof extension would rise above neighbouring properties and appear out of place when viewed within the context of adjoining buildings and the wider terrace. Although the dormers would be similar to those approved, the change in pitch of the roof also results in dormers that are far closer to the rear eaves of the roof, rather than appearing as a subordinate dormer, like those previously approved. The detailed design is unsympathetic to the host building due to the prominence of the mansard roof form when viewed within the context of the surrounding properties within this part of the terrace. The development is considered visually intrusive and out of character with the form and design of the host and neighbouring buildings.
- 3.8. The Mansfield Conservation Area statement specifically notes that the residential properties in this building are typified by their 'visible pitched roofs' and 'prominent chimney stacks and party walls', going on to note that the terraces of the conservation area feature "constant building heights... consistent eaves line, chimney stacks, and Welsh slate pitched roofs". The proposed change from a pitched roof to a mansard one would directly contradict this established roof pattern and disrupt the otherwise consistent roofline that contributes to the setting of the conservation area. As such, the roof extension is considered to cause detriment to the character and appearance of the host building and the terrace of properties of which it forms a part, in turn failing to preserve or enhance the character and appearance of the Mansfield Conservation Area.
- 3.9. The roof terrace would cover the whole roof area of the outrigger. A simple black metal railing would form a balustrade at the perimeter, matching similar terraces in the area. The two front roof lights would be small in scale and would align with the windows below. The roof terrace and front rooflights are considered to be acceptable in principle.
- 3.10. 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 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.11. As such, the proposal would serve to harm the character and appearance of the host building, the terrace of properties of which it forms a part, and the Mansfield Conservation Area, thus would not be in compliance with Policies D1 and D2 of the Camden Local Plan 2017.

4. Amenity

- 4.1. Policy A1 (Managing the impact of development), supported by Camden Planning Guidance (Amenity), seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission for development that would not harm the amenity of communities, occupiers, and neighbouring residents.
- 4.2. The rear dormer, sited at roof level and modest in size, would not cause amenity issues for neighbours. The proposed terrace would allow a degree of overlooking laterally – i.e. across to other roof levels and to the existing roof terraces to the rear of the properties in Shirlock Road – but this would not be significantly greater than exists at present as a result of the surrounding terraces in the area. Given its location directly on top of the existing dwelling, and the separation distance between the windows in the properties to the front and rear, it is not considered that the development would have a detrimental impact on neighbouring amenity in terms of loss of light, overlooking or outlook, or through an increase in noise. Overall, the development is considered to adhere to Policy A1.

5. Biodiversity Net Gain (BNG)

5.1. Based on the information available this proposal would not require the approval of a BNG Plan before development is begun because the planning permission is a householder application within exemption threshold.

6. Conclusion

5.1 In conclusion, the proposed mansard style rear roof extension by virtue of its bulk, massing, and detailed design would compromise the form, character, and appearance of the host building and the uniformity of the terrace of which it forms a part, in doing so failing to preserve or enhance the character and appearance of the Mansfield Conservation Area contrary to the requirements of policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

7. Recommendation

7.1. Refuse planning permission.