

Delegated Report		Analysis sheet		Expiry Date: 21/05/2025	
		N/A		Consultation Expiry Date: 27/04/2024	
Officer			Application Number(s)		
Matthew Kitchener			2025/1342/P		
Application Address			Drawing Numbers		
8 Allcroft Road London NW5 4NE			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension.					
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	00
Neighbour Consultation		<p>Site Notice: posted 02/04/2025, expired 26/04/2025 Press Notice: published 03/04/2025, expired 27/04/2025</p> <p><i>One response was received supporting the proposal commenting that the application should be supported so that residents in Allcroft Road can improve their homes to allow them to carry on living in the area.</i></p> <p><i>West Kentish Town CAAC initially objected to the scheme based on lack of information on the plans submitted. Amended plans were received which addressed their comments and their objection was formally withdrawn.</i></p>			
Site Description					
The subject site is a mid-terrace brick built single family dwelling located on the west side of Allcroft Road. The property is a three storey dwelling which forms part of a terrace of properties constructed between 1862 and 1870. Both it and adjoining properties and the majority of the terrace have butterfly style roofs set down behind parapets at the front (Nos. 4 & 26 have flat roofs set behind the front parapet).					

The property is not listed but is located within the West Kentish Town Conservation Area. The building and the terrace as a whole (Nos. 2-44 even) is considered to make a positive contribution to the conservation area.

Relevant History

None relevant.

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

West Kentish Town Conservation Area Appraisal and Management Plan (2005)

Policy CB27 Roof Extensions

Assessment

1. Proposal

- 1.1. It is proposed to replace the existing roof butterfly roof with a mansard style roof extension behind the existing front parapet.

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 West Kentish Town Conservation Area Appraisal and Management Strategy states that Roof extensions are unlikely to be acceptable where:
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired

- The property forms part of a symmetrical composition, the balance of which would be upset

- 3.4. The roof line between 2 & 44 Allcroft Road (inclusive) is uniform in roof form with the properties having a majority of butterfly style roofs set down behind parapets at the front (Nos. 4 & 26 have flat roofs set behind the front parapet). None of the properties in the terrace have had their roof height extended to create an additional floor. Allcroft Road is on a slight slope and the terrace is stepped down in two sections to account for this. The lower section being Nos. 2 – 14, and the slightly higher section being Nos. 16 – 44 at the Queens Crescent end. The appearance of the properties is similar where they all have a parapet roof at the front.
- 3.5. The proposed mansard roof would be set back behind the parapet wall at the front and set back from the rear wall of the building retaining the valley. It would be approximately 3.0m high in total with 1.2m being visible above the height of the parapet. It would be finished in slates with two rooflights to both front and rear elevations, matching the window hierarchy of the building below. The existing chimneys on the property would be increased in height and retained.
- 3.6. The properties in this section of Allcroft Road (2 – 14) are all three storey in height including a basement. When viewed from the street the roofs are all hidden behind the front parapet. The raising of the roof at No. 8 in order to install a mansard roof extension would therefore result in an alteration to the uniform height and roof form of this part of Allcroft Road. The host property would therefore appear out of place within this terrace of properties due to the alteration to the height, character and appearance of the roof. The proposal would project above the height of the parapet wall at No. 8 resulting in a dominant and incongruous roof form. This would be considered visually harmful when viewed from the street and would be detrimental to the appearance of this part of the street and the surrounding conservation area.
- 3.7. The proposed mansard roof extension represents an incongruous alteration to the uniform roof height and form of this part of the terrace between Nos. 2 & 14 Allcroft Road. The development is considered visually intrusive and out of character, form and design to the host and neighbouring buildings within the wider terrace. The roof extension is considered to cause detriment to the character and appearance of the host building, terrace of properties of which it forms a part and the West Kentish Town Conservation Area.
- 3.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.9. 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 West Kentish Town Conservation Area, thus not 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. 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

6.1 In conclusion, the proposed mansard roof extension by virtue of its height, bulk and design would have a detrimental impact on the character and appearance of the host building, the terrace of which it forms a part and this part of the West Kentish Town Conservation Area contrary to the requirements of policies D1 and D2 of the Camden Local Plan 2017.

7. Recommendation

7.1. Refuse planning permission.