

Proposed roof level extension to 7 Egbert Street

Design and conservation statement



7c Egbert Street

London

NW1 8LJ

4 October 2013

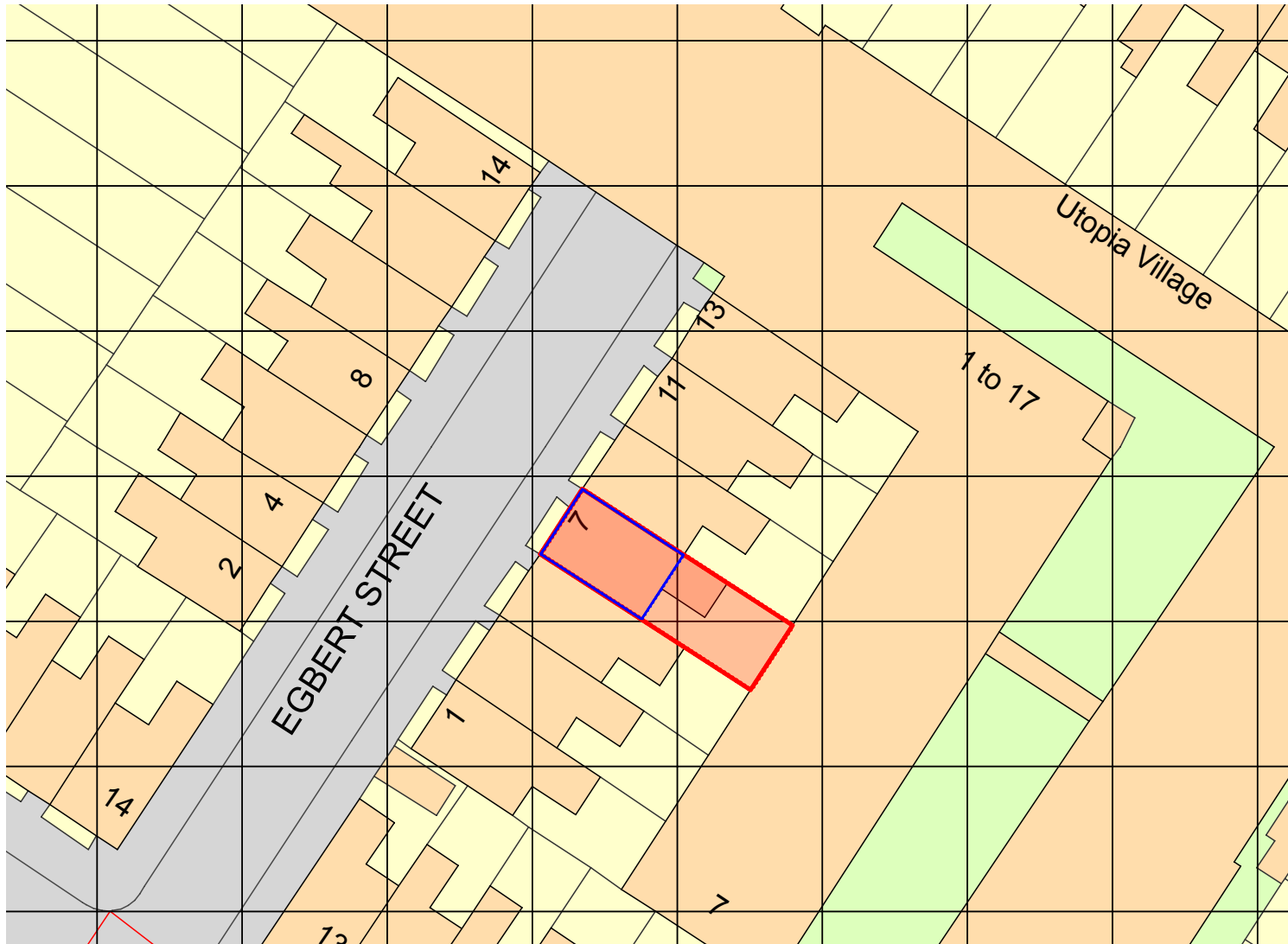
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1. Introduction

This planning statement has been prepared in support of a planning application at 7 Egbert Street. The proposals are to construct a new mansard roof extension, as shown on the accompanying drawings.

This report sets out the applicant's case that the proposed changes to the Mansard roof will be a sympathetic alteration to the property, that will not cause harm to the character and appearance of the building or wider conservation area, nor result in any undue loss of residential amenity to neighbouring properties.



Site plan

2. Site

The site is the second floor flat within a 4 storey (basement, ground, first and second floors), mid-Victorian terraced house, situated on Egbert Street. It lies within the Primrose Hill Conservation Area, and is listed as a building that makes a positive contribution to the conservation area.

The building is divided into three private residential flats: a ground floor + basement maisonette, a first floor flat and a flat at second floor level, which is the subject of this application.

3. Planning History

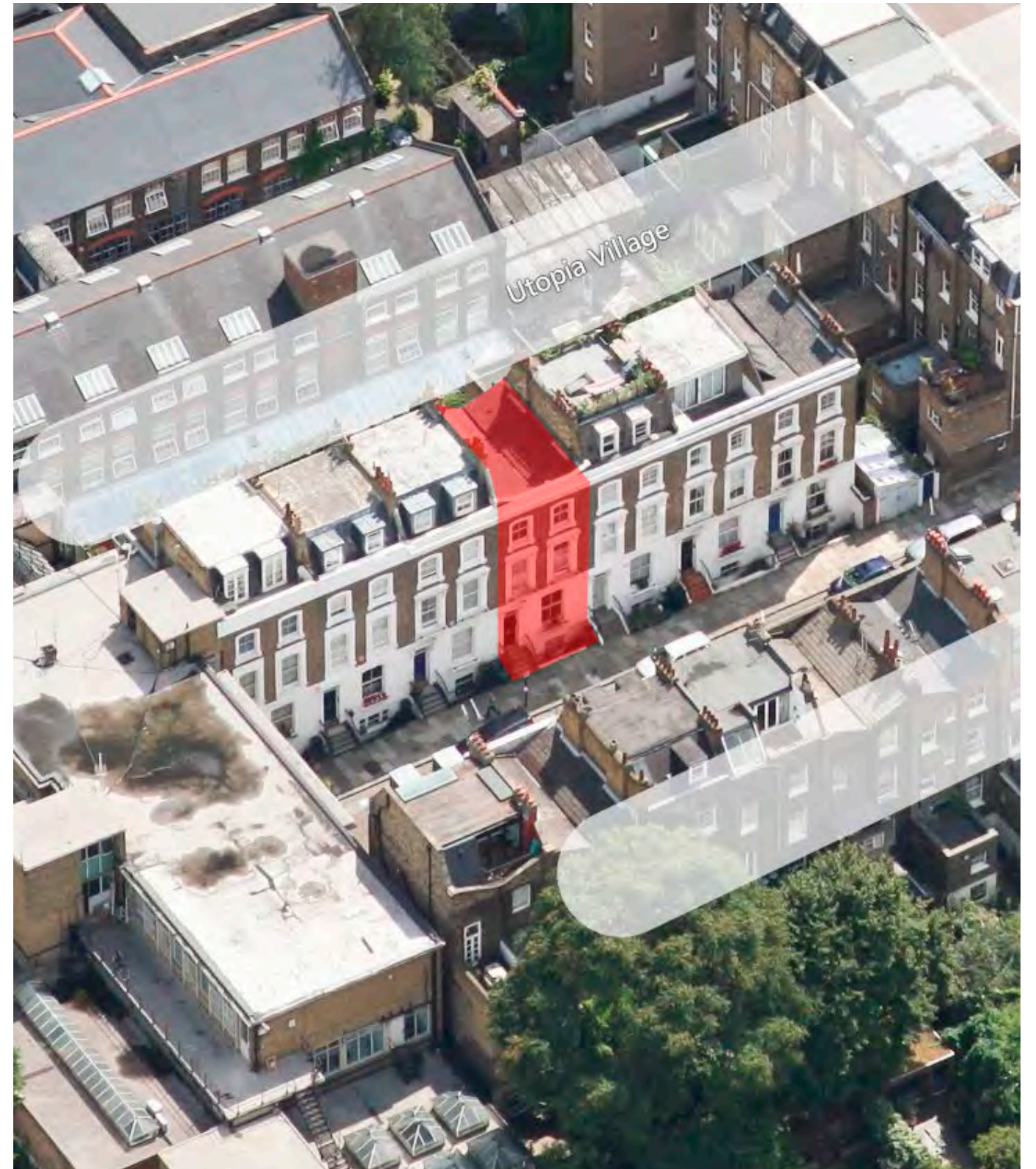
Only one planning application is associated with the property, dating from 1959:

Application ref TP83050, submitted on 10 March 1959, sought approval to divide no.7 Egbert Street into three self-contained dwelling units. The application was granted permission for development on 3 April 1959 and it assumed that the works to divide the property were carried out shortly afterwards.

4. Aerial Photographs



Aerial view looking North



Aerial view looking South

5. Design Proposal

Scale and form

It is proposed to construct a traditional mansard roof, in line with Camden's design guidance.

There is an established form of roof alterations immediately adjacent on both sides of the property, and adding a mansard at 7 Egbert Street will help to reunite this run of buildings.

Use

The new mansard will provide additional floor space to the second floor flat. A new staircase will be constructed as an extension to the existing staircase and in the same location on plan.

Design and materials

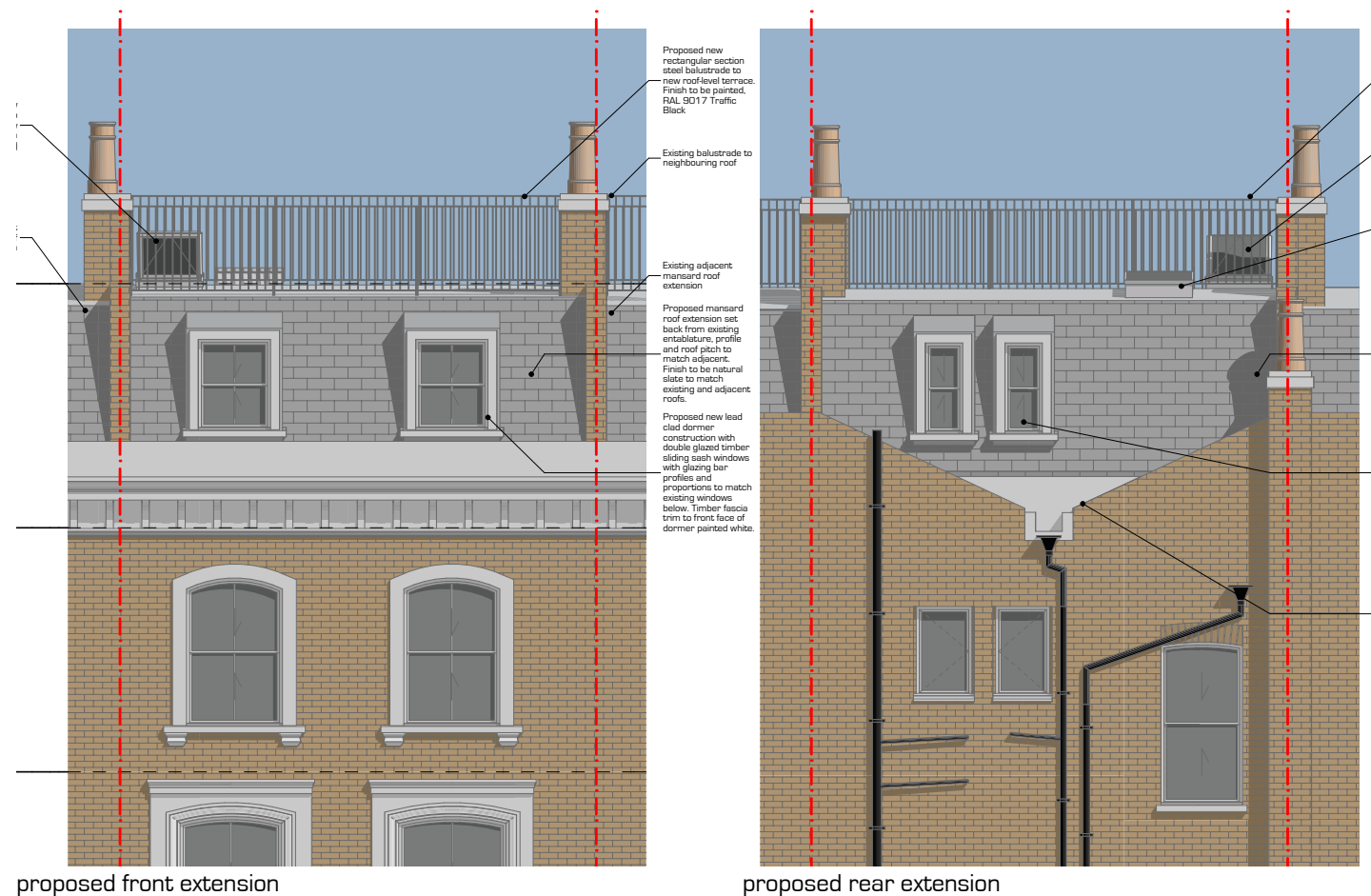
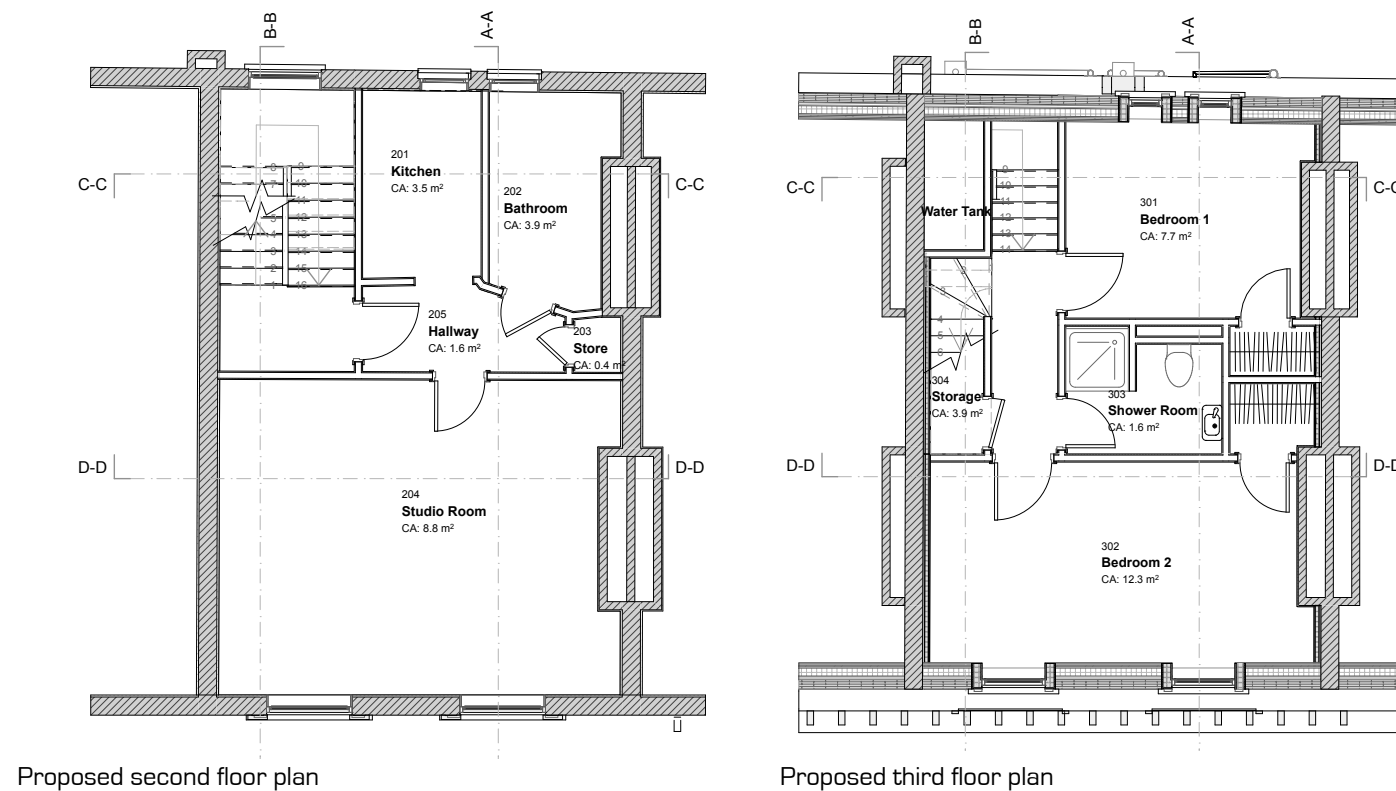
The new roof will be pitched at 70 degrees to the front, set out from the back of the parapet. Two dormer windows will be aligned with the sash windows below.

The butterfly profile of the existing rear elevation will be retained, with the new roof sloping behind the existing parapet. Two dormer windows will be aligned with the sash windows below. Two skylights will be added to the flat portion of the new roof: one fixed rooflight over the new staircase with another opening rooflight giving access to the proposed new roof terrace.

The Mansard will be traditionally detailed, with natural slate to the pitched roofs and lead flashings to the openings. The party walls have previously been built up and they will be repaired and retained.

General access and refuse/recycling

Access and refuse/recycling arrangements will not be affected by this proposal.





View of street facade 1 - 13 Egbert Street

6. Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of proposed extension and impact on the Conservation Area
- Residential amenity

Conservation area

UDP B7 states that the Council will only grant consent for development in a Conservation Area where the special character of the area is preserved or enhanced. Mansard extensions are generally seen as an appropriate way of extending properties of this age and style and the majority of the houses along Egbert Street have now been extended in this way, such that mansard roofs have become part of the character and appearance of this type of building.

Mansard extensions are generally seen as an appropriate way of extending properties of this age and style, and have already been carried out at numbers 2, 3, 5, 6, 8, 9, 10, 11 and 13 Egbert Street. There are many more mansards in the surrounding streets.

Although not all of the extensions conform to current planning guidance, they have established a strong precedent, such that mansard roofs have become part of the character and appearance of this type of building. As the majority of the properties in Egbert Street have been extended, the current effect is of a 'gap-toothed' frontage. The new proposals will help to reunite the terrace and restore the roofline.

The works will have no impact on any of the trees or landscaping around the building.

Residential amenity

The proposals are for the construction of an existing Mansard roof. There is no change in residential amenity as a result of this aspect of the development. The buildings on the opposite side of the road and to the front and those to the rear are at least 15m away, and therefore any overlooking will be no worse than already exists. It is not considered that neighbouring gardens would suffer any additional loss of privacy.

7. Conclusion

The proposals are to construct a new mansard extension at 7 Egbert Street.

We have shown that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.

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