

Delegated Report		Analysis sheet		Expiry Date:	10/06/2013
		N/A		Consultation Expiry Date:	23/05/2013
Officer			Application Number(s)		
Rachel Miller			2013/2127/P		
Application Address			Drawing Numbers		
18 Harmood Street London NW1 8DJ			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension with front and rear dormer windows to dwelling house (Class C3).					
Recommendation(s):		Refuse			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	06	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 29/04/2013 until 20/05/2013 Press notice displayed from 02/05/2013 until 23/05/2013</p> <p>6 Letters of support received from occupiers of 20, 26, 34, 76 and 82 Harmood Street with the following comments:</p> <p>1) The addition of mansard roofs to the properties on this street is completely justifiable and a sensible approach in allowing the houses to develop and for families to upgrade their homes as they grow. 2) The design of the proposal in terms of materials and mansard typology is consistent with the materiality and similar mansards on properties in the area. The issue of the conservation area is subjective. 3) Harmood St is a wide and generous street capable of sustaining mansards behind parapet walls. 4) Sensitive development in our street to enhance the lives of the residents should be welcomed 5) Since the monstrous new build by the Lock Tavern was approved, and is indeed now in breach of its planning consents, allowing the existing residents of the street to extend our own homes is only right and proper. 6) The approval of a mansard roof at no 18 would begin to redress the visual balance between the Georgian terrace and the surrounding buildings. 7) Given there is already a single mansard development in the middle of the terrace approval to this application would make good sense and would not have a negative impact.</p>					
CAAC/Local groups* comments:	None applicable					

Site Description

The site is located on the east side of Harmood Street. It contains a two storey building, part of a terrace of numbers 14-34 Harmood Street which is a continuous terrace. The terrace was built in the late 1830's to early 1840's.

The building contains a single family dwellinghouse with a butterfly or M roof. It has been extended to the rear at ground, first and second floor level.

The site is located within the Harmood Street Conservation Area and is noted as a building which makes a positive contribution to the area.

Relevant History

9200399 – Erection of a mansard roof extension with dormer windows at front and rear together with the provision of rear roof terrace at second floor level. Refused on 10th September 1992 for the following reason:

The proposed roof extension would have an adverse effect on the appearance of the building and terrace by reason of its bulk and detailed design and would therefore be detrimental to the visual amenity of the area.

The decision was appealed and dismissed by the Planning Inspectorate on 1st July 1993 (reference T/APP/X5210/A/93/220659/P2). The Planning Inspector concluded that the mansard would “significantly increase the height and mass of the house.. which would harmfully detract from the predominant continuity of line and uniformity of design in this attractive terrace.”

9301489 – Erection of a roof extension. Refused on 8th February 1994 for the following reason:

It is considered that the proposal would detract from the character and appearance of the building and would harm the predominant continuity of line and uniformity of design in this terrace, to the detriment of the terrace.

2007/0047/P – Excavation to provide new basement floor, installation of new window and patio doors, extension at first and second floor levels rear and demolition of the chimney breast to dwellinghouse (Class 3). Withdrawn by applicant on 06/03/2007

2009/1532/P - Erection of a rear extension at second floor level on top of the existing back addition with access to a terrace and the erection of a first floor rear infill extension; alterations to the window at roof level, to the side elevation, in relation to dwelling house (Class C3). Approved on 22/05/2009

Relevant policies

LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CPG1 (Design)- chapters 1, 2, 3 & 5

CPG6 (Amenity) – Chapters 1, 6 & 7

Harmood Street Conservation Area Statement 2005 – pages 5-8, 10, and 14. Appendix 2 pages 6, 7, 14 and 15

Assessment

Proposal

Permission is sought for the erection of a mansard roof extension with front and rear dormer windows. The mansard roof would be built behind the front parapet and would have a 75 degree pitch with second hand yellow stock bricks, natural slates and timber sliding sash windows with lead clad cheeks. To the rear the mansard would be built around the second floor extension (approved on 22/05/2009 – reference 2009/1532/P). The proposed mansard extension would have a gross external floor area of 27.5sqm and would contain a new bedroom and bathroom for the dwellinghouse.

This application is assessed in terms of 1) design and impact on the character and appearance of the terrace and conservation area and 2) impact on the amenity of the neighbouring occupiers.

Design and impact on the character and appearance of the host terrace and conservation area

Policy DP24 of the LDF requires all developments to consider the character and proportions of the existing building as well as the setting and context of neighbouring buildings. Policy DP25 of the LDF requires all alterations and extensions within designated conservation areas to preserve and enhance the character and appearance of the area. New developments are also required to comply with the design guidance on roof extensions in section 5 of Camden Planning Guidance 1, with paragraph 5.8 stating that roof alterations are likely to be unacceptable where buildings have a roofline that is largely unimpaired by extensions.

The Harmood Street conservation area was designated on 20th September 2005. The Harmood Street Conservation Area Statement 2005 says that “The area remains remarkably free from extension at roof level and this contributes greatly to its cottagey feel... Roof alterations are more likely to affect the character of the Conservation particularly the addition of mansards.” The Conservation Area Statement also says that roof extensions are unlikely to be acceptable where it would be detrimental to the form and character of the existing building and where the property forms part of a group or terrace which remains largely unimpaired.

It is considered that the terrace of 14-34 Harmood Street is largely unimpaired and there is no pattern of mansard roof extensions established along this terrace. The terrace is characterised by front parapets masking valley roofslopes or flat roofs behind. The Applicant has highlighted number 22 Harmood Street within the terrace as having an existing mansard roof. This was approved on 27th July 1982 (reference 34752) which was before the area was designated a conservation area and before the adoption of Camden Planning Guidance therefore should not be viewed as a precedent. It is considered that the proposed mansard extension at the application site would be clearly visible from the public realm and would add unacceptable bulk and height to the roofscape and detract from the appearance of the host building and the terrace. The proposal would therefore not preserve and enhance the Harmood Street conservation area and would be contrary to policies CS14; DP24 and DP25 as well as Camden Planning Guidance CPG1.

Amenity impact on neighbouring occupiers

The proposal would not give rise to issues such as the loss of natural sunlight/daylight, the loss of outlook, overlooking or the loss of privacy or adding to the sense of enclosure. As such it is considered that the proposal would not have any significant impact on existing residential amenity.

In terms of the quality of accommodation proposed, the internal head height of the extension would be 2.3metres which meets the minimum standard of ceiling heights for habitable rooms as outlined in Camden Planning Guidance 2011.

Recommendation

The proposed mansard roof would add an unacceptable level of bulk and mass to the building that would make it appear unduly obtrusive in the street scene and harm the appearance of the terrace and Harmood Street Conservation Area. It is recommended that planning permission is refused on design and conservation grounds.