



Mourne House

**Report on
Planning**

**Instructed by
Peter Newson Architects**

4th December 2012

5948/JP/pt

revision:

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Mourne House

PLANNING STATEMENT

1. INSTRUCTIONS

We are instructed by the applicant to issue this planning statement to support the application for a roof level extension at Mourne House.

2. PLANNING HISTORY

- 2.1. A planning application for a roof level extension on this building was refused by the Local Planning Authority ("Camden") by decision notice dated 16th December 2011. That application was referenced 2011/5050/P ("the refused scheme").
- 2.2. In essence it is clear that the officers at Camden had no objection in principle to the creation of an additional storey at Mourne House [Rob Tulloch email of 21st January 2011 (13:28)] – attached as appendix 1.
- 2.3. It is also clear that Camden's officers' view is that the application proposal would not be harmful in its effects upon neighbours [officers' report to committee reference 2011/5050/P] – attached as appendix 2
- 2.4. The advice prior to the submission of the refused scheme appears generally supportive of the proposals.
- 2.5. Nevertheless the application referenced 2011/5050/P was refused as stated in the decision notice dated 16th December 2011 – attached as appendix 3.

- 2.6. There has been an alternative approach to Camden with a traditional mansard which is typical of many in the area.
- 2.7. This proposal was seen by officers as not being acceptable.

3. ANALYSIS OF OFFICERS' COMMENTS ON THE REFUSED SCHEME.

3.1. Policy and basis for Refusal

A review of the officers' report to committee is instructive in this matter. I consider each heading item by item as addressed by the report.

- 3.1.1. **Principle:** The principle is considered acceptable.
- 3.1.2. **Design/Impact on Conservation Area:** The conclusion under this head is that the design/impact would be unacceptable in respect of both the roof addition and the proposed lift at the front elevation.
- 3.1.3. **Impact on Neighbours:** Considered acceptable.
- 3.1.4. **Highways/Parking:** Considered acceptable.
- 3.1.5. **Other issues:** None found to be unacceptable.
- 3.1.6. **Conclusion:** The refusal is recommended only on the basis that the proposal would be considered unacceptable in terms of integrity, an overbearing nature, visually intrusive into the street scene, unacceptable effects of design, size, lack of set back and use of materials.

The officers' report sets out the policies against which the proposal has been judged.

4. THE CURRENT PROPOSAL IN THIS APPLICATION

- 4.1. Officers have advised that a traditional mansard approach would not find favour.
- 4.2. This view is understandable. The building known as Mourne House might be considered as a “Modernist Classic” with its red brick and light concrete detailing.
- 4.3. There must be a clear view that a “traditional” mansard roof would not be in keeping here.
- 4.4. In addition the lift shaft proposed at the front of the building in the refused scheme could well be considered unsightly because of its prominent location.
- 4.5. Taking into account all of the above comment it must follow that a sympathetically designed roof addition should receive planning consent provided that it would meet the criteria in the comments made on previous proposals including on the refused scheme.
- 4.6. In the current proposal the new storey is designed along lightweight lines giving the appearance of being light, simple and elegant. This would be set back from the end elevations of the existing building by some 1.0m.
- 4.7. It may be that Camden would wish to retain some control over the detailed design of the projecting eaves. The applicant would accept a condition to the effect that prior approval would be required by Camden to the detailed design of the eaves.
- 4.8. In the report on the refused scheme there was reference to the impact of the proposals on the conservation area. In this current proposal a lighter and more delicate design is proposed. It is submitted that this new design, and without the proposal of a new lift shaft externally, is a design which would fit in comfortably with the conservation area.
- 4.9. There is no policy impediment to an increase in floor space at roof level here.

4.10. It is noted that amenity points such as overlooking and impact on the amenity of neighbours is not a consideration in the refused scheme.

4.11. The precise reasons for the earlier refusal were:

4.11.1. integrity

4.11.2. an overbearing nature

4.11.3. visually intrusive into the street scene

4.11.4. unacceptable effects of design

4.11.5. size

4.11.6. lack of set-back

4.11.7. use of materials

4.12. It is submitted that the current scheme overcomes these objections as follows:

4.12.1. *Integrity*: The now “lightweight” aspect of the scheme would have integrity with the solid base of the existing building.

4.12.2. *An overbearing nature*: The newly proposed lightweight design will obviate any risk of an overbearing nature.

4.12.3. *Visually intrusive into the street scene*: For the two reasons given above it is submitted that the proposals as now designed would not be visually intrusive.

4.12.4. *Unacceptable effects of design*: For the above stated reasons and the noted lack of adverse impact on neighbours it is submitted that there would now with the current proposals be no unacceptable effects of design.

4.12.5. *Size*: The size of the proposal including the removal of the lift shaft has been materially reduced in the application proposals from that of the refused scheme.

4.12.6. *Lack of set-back*: In the current proposals a material set-back has been introduced round the entire perimeter of the scheme.

4.12.7. *Use of materials*: The materials now indicated in the application are resonant of the light-weight approach now put forward for a more delicate and sensitive addition.

5. CONCLUSION

5.1. The proposals of this application address the criteria raised in the refusal notice of the refused scheme.

5.2. An analysis of the officers' report for the refused scheme shows that apart from design the refused scheme met policy criteria.

5.3. The design of the current proposals is revised accordingly.

5.4. Therefore it is submitted that planning consent should now be granted for the revised scheme.

John Perry

Chartered Architect and Planning Consultant
B.Arch., B.Sc (arch), RIBA, ARB, MAE, RMaPS.

4TH December 2012

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Appendix 1

Pooja Tailor

From: Tulloch, Rob <Rob.Tulloch@camden.gov.uk>
Sent: 21 January 2011 13:28
To: Peter Newson Associates Limited
Subject: RE: Mourne House, Maresfield Gardens, Hampstead NW3

Dear Mr Newson,

Thank you for your enquiry. I can confirm that there is no objection in principle to the creation of an additional floor at Mourne House.

The property lies within the Fitzjohns Conservation Area, and Maresfield Gardens is characterised by two and three storey buildings. As such it is important that any extension to Mourne House at roof level respects the surrounding building heights, the best way to achieve this is to set the extension back to reduce its visual impact. This is particularly important in long views along Maresfield Gardens, but also from the rear of the property.

As I mentioned on the phone, a more detailed assessment can only be made with elevations and roof plans that would show the impact of the proposal on the host building and street scene.

I hope this information is of assistance. If you have any further queries please do not hesitate to contact me.

Yours sincerely

Rob Tulloch
Planning Officer
West Area Team, Development Control
Planning Services
London Borough of Camden
Town Hall, Argyle Street, London, WC1H 8ND

Tel.: 020 7974 2516
Fax: 020 7974 1680

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Please consider the environment before printing this e-mail

From: Peter Newson Associates Limited [mailto:peternewson@pna.eclipse.co.uk]
Sent: 06 December 2010 12:40
To: Tulloch, Rob
Subject: Mourne House, Maresfield Gardens, Hampstead NW3

Dear Mr Tulloch,

May we enquire whether you have had the opportunity to look at our sketch proposals for the above project, submitted to you on 23 November and whether a meeting next time you are on duty officer call would be worthwhile?

We look forward to hearing from you.

Kind regards

Paul Symonds

Peter Newson Associates Limited

Chartered Architects

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Appendix 2

Delegated Report		Analysis sheet	Expiry Date:	16/12/2011
		N/A / attached	Consultation Expiry Date:	15/12/2011
Officer			Application Number(s)	
Neil Zaayman			2011/5050/P	
Application Address			Drawing Numbers	
MOURNE HOUSE 11 MARESFIELD GARDENS LONDON NW3 5SL			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of roof extension (fourth floor level) to provide 1 x 3 bedroom self-contained flat (Class C3) with roof terraces above (fifth floor level), to the front and rear, and erection of tank and motor room on roof of extension at fifth floor level and erection of external lift shaft on Maresfield Road elevation.				
Recommendation(s):		Refuse permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	29	No. of responses	59	No. of objections	54
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 18/11/2011 until 09/12/2011. Advertised in the Ham and High Newspaper 24/11/2011 until 15/12/2011</p> <p>59 Letters of representation were received, raising objections in respect of the following:</p> <ul style="list-style-type: none">- Poor architectural design, harmful to other buildings and the Conservation Area- Glass lift would be in front of existing windows- Harmful effect on front façade of building- Additional floor would set a precedent for similar developments- Infringement on right of light- Lift would have a detrimental impact on street scene and out of character- Design and massing would be harmful- Lift will also result in noise pollution to adjoining occupiers- Extension would impact on light and privacy- Extension would add bulk, height and massing- Height would exceed height of neighbouring dwellings and out of proportion- Extensions would create parking problems- New balconies would overlook terraces below <p>A response was received on behalf of the Netherhall Neighbourhood Association. All comments are reflected in the summary above.</p> <p>Other issues raised were in respect of noise and disturbance during the construction phase, structural support of main building and the completeness of the supporting documents on the application.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Fitzjohns / Netherhall CAAC:</u></p> <ul style="list-style-type: none">• New roof gardens would be above all neighbouring roofs and result in overlooking• New lift would introduce permanent source of glaze in street• East elevation of No. 8 would suffer from loss of light, overshadowed by lift <p><u>The Heath and Hampstead Society:</u></p> <ul style="list-style-type: none">• Excessive height, over dominant, harmful to character of Conservation Area• Lift would be disruptive and intrusive, made worse by glazed shaft• Design, style and use of materials does not respect architecture and would be disrespectful of the existing design					

Site Description

The application site relates to a four storey 1970s block of flats known as Mourne House on the western side of Maresfield Gardens. The building is constructed from red brick with strong vertical emphasis, replicating the feel of the properties to its north (Nos. 15 and 17 which are double fronted). Mourne House is within the Fitzjohns and Netherhall Conservation Area and is identified in the Conservation Area Statement as one of the buildings making a positive contribution to the character of the area. Pedestrian access to the flats is from the front via two main entrances. Vehicular access is alongside the southern elevation leading down to a semi-basement car parking accessed from the rear garden.

The character of the surrounding area is mainly drawn from red brick detached and semi-detached residential dwellings, the majority of which are 2 and 3-storey in height. Private front gardens, mature trees and vegetation contribute to the overall character.

Relevant History

Planning history relates to felling of various trees. No history relevant to this application.

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth
CS5 Managing the impact of growth and development
CS6 Providing quality homes
CS14 Promoting high quality places and conserving our heritage
DP2 Making full use of Camden's capacity for housing
DP5 Housing size mix
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Guidance

Camden Planning Guidance 2011
CPG1 Design, CPG2 Housing

Fitzjohn/Netherhall Conservation Area Statement

London Plan (2011):

3.5 (Quality and Design of Housing Developments)
7.4 (Local Character)
7.6 (Architecture)

Government Guidance:

PPS1 (Delivering Sustainable Development) and
PPS3 (Housing)

Assessment

Proposal:

The proposal would involve a roof extension to accommodate a new fifth floor, comprising a 3-bedroom penthouse apartment with en-suite bathrooms, open plan living / dining / kitchen area and a number of roof terraces. The proposal would extend the full width of the building with a set-back from the main front elevation and a similar arrangement towards the rear. The main elevations would be coloured rain screen cladding and painted render. The extension would have a flat roof and finished in solar reflective tiles and powder coated eaves. There would be 7 roof terraces, each with glass balustrade along the edges.

The existing solariums would be retained. Above these would be the lift motor and tank rooms. These would project above the proposed flat roof with a further set-back from the front and rear elevations of the main building. Construction materials would be similar to the main extension with glazing to the stair tower.

The proposal involves the addition of a new glass encased freestanding lift to be fitted within the vertical recess which is central to the front elevation of the host building. Alternative access to the apartment would be via the two existing fire escape staircases which will be extended into the proposed fourth floor. This would involve the addition of two new monopitched roofs with glazing towards the front.

Assessment:

The main considerations for assessment are:

- Principle of development
- Design / Impact on Conservation Area
- Impact on amenity of adjoining residents
- Car parking
- Other issues

Principle:

The proposal is for extensions to an existing residential development. The principle of extensions and alterations to the residential flats are considered acceptable.

Design / Impact on Conservation Area:

Advice contained within the Fitzjohns and Netherhall Conservation Area Statement states that where the principle of an extension is acceptable, they should respect the integrity of the existing roof form and existing original details should be precisely matched. Roof extensions will not be allowed where it would be detrimental to the character of the existing building, the roof is prominent or where the building is higher than many of its surrounding neighbours. The statement further states that the choice of materials are of utmost importance and should be chosen to closely match the original.

The building is listed in the conservation area statement as one of the buildings making a positive contribution to the character of the area. Ground levels along Maresfield Gardens rise from south to north and it was noted upon site inspection that Mourne House is particularly visible when viewed from the north. Its character and setting in relation to the neighbouring properties, and particular those to the north (Nos. 17 and 19) is of importance in the street scene and this is also highlighted in the conservation area statement. When viewed in the street, the eaves level of Nos. 17 and 19 lines up with the roof level of balconies on the 3rd floor of Mourne House and the perception is that the buildings have similar ridge heights. Although the drawings indicate No. 17 to have a higher ridge height compared to the application site, the perception of similar ridge heights may be due to the pitched roof design of No. 17, being angled away from the highway. Notwithstanding, the buildings currently compliment each other and one doesn't dominate the other.

The proposal would result in a flat roof design with a ridge height slightly higher than No. 17 and significantly higher compared to No. 9. The flat roof design does not respect the integrity of the existing roof form and is considered contrary to the advice contained within the conservation area statement. Attempts have been made to reduce the impact of the extension by setting it back from the main front elevation, however this set-back is not considered sufficient to alleviate the bulk of the proposal. Although the main body of the extension would be set-back from the front elevation, the proposal would be flush with the flank walls of the building and therefore extend the full width. In addition, the roof would have an overhang, projecting beyond the flank elevations and encroaching on the main front façade. Above the proposed roof extension would be additional extensions, providing access to the tank room, lift motor room and service areas. The 2 service extensions would be linked by means of a glass balustrade between them. The addition of these extensions above the proposed roof extension would add further bulk to the proposal.

Overall, it is considered that the proposal would add unacceptable bulk to the main building which would appear visually dominant and intrusive in the street scene. The addition of a 5th floor would be harmful to the appearance of the main building, its setting in relation to neighbouring properties and its character and appearance in the street scene. This is exacerbated by the addition of the service extensions above, the lack in set-back both from the front elevation and in particular the side elevations and its unsympathetic design which fails to relate to the original character of the main building.

The free standing lift is considered to further add to the bulk of the proposal, in particular as it would be in a prominent position towards the front elevation and extend well above the existing ridge height. The lift would sit forward of the proposed extension (which in itself is set back from the main front elevation) and it is considered to appear visually intrusive, creating a cluttered appearance.

Materials proposed would be screen cladding for the main body of the extension, a powder coated aluminium roof, glass balustrades, glass lift and the service extensions would be rendered in white. The choice of materials in this instance is considered to be inappropriate as it would not be sympathetic to the main building and detract from its character and appearance in the street scene, causing harm to the character of the conservation area.

The proposal is considered unacceptable in terms of its design and impact on the character of the conservation area for the reasons mentioned above and does not meet the aims and objectives of core policy CS14 and development plan policies DP24 and DP25 of the LDF.

Impact on neighbours:

The only neighbours to be affected by potential overshadowing are those north of the application site, at No. 17. The proposal would add an additional level to the existing building which would increase its overall height. The proposal would extend the full width of the main building however, it would be set back from both the front and rear elevations. It is not considered that the addition of one floor to the main building would result in a significant increase in overshadowing to the neighbouring property at No. 17. Although some additional early morning overshadowing may occur, it is not considered to be at a level which would be unacceptably harmful to the amenities of this neighbour.

The application building does not project beyond the front or rear building lines of neighbouring properties. Due to the orientation and location of the application site in relation to neighbouring dwellings, the proposal is not considered to have an overly dominant or visually intrusive impact on neighbouring properties.

Turning to overlooking, there will be one small window in each flank elevation, both serving a bedroom. These windows would however not be the main source of light and can be required to remain fixed shut and obscure glazed by means of a planning condition. It is not considered that the additional floor with roof terraces would result in any additional overlooking to neighbouring properties over and above those which are currently experienced as a result of the existing arrangements.

The only neighbours that will potentially be adversely affected by the proposal are those occupiers of Mourne House. Should future occupiers make use of the proposed roof terraces towards the rear of the property, a degree of overlooking may occur to other roof terraces below. There would however not be any direct views into windows of the flats below and this situation is considered to be similar to what is currently on the site. The introduction of roof terraces would therefore not cause any unacceptable levels of harm to current occupiers.

Towards the front there is currently a lightwell which provides light to kitchens of those units around it. The glass lift would not be within the lightwell but would be further forward of the main front elevation, retaining the lightwell as a source of light to the aforementioned kitchen windows. Being of lightweight construction and having a sufficient separation distance from these windows, it is not considered that this aspect of the proposal would have a significant harmful impact on the amenities of current or future occupiers of Mourne House. In addition, the main source of light to habitable rooms would not be affected (living rooms and bedrooms) and any potential loss of light would be minimal.

The glass lift would project slightly forward of bedrooms facing Maresfield Gardens. It is however not considered that this would affect outlook from these bedrooms to a degree which would be harmful to the amenities of the occupiers of flats in Mourne House.

Highways / Parking:

Policy DP18 of the LDF states that the Council will seek to ensure that developments provide the minimum necessary car parking provision. The proposal is to an existing development with 24 off-street car parking spaces already in place with the addition of visitors parking and sufficient turning areas for servicing of the site.

The application site is within a controlled parking zone where parking permits are required for on-street parking. The addition of one unit is therefore not considered to result in any harmful levels of traffic / congestion along Maresfield Gardens or the adjoining roads and it is not considered that there would be any parking issues on the site.

Other issues:

Other issues raised in representations were in respect of noise and disturbance during the construction phase, structural support of main building and the completeness of the supporting documents on the application.

Noise and disturbance during the construction phase, subject to appropriate construction hours as recommended by Environmental Health is not a material planning consideration. Construction hours are generally controlled by means of an appropriate planning condition and other odour / dust mitigation measures can be controlled by means of a Construction Method Statement.

Structural issues relate to Building Regulations and are therefore not a planning consideration.

With regards to the completeness of the application, it is considered that a sufficient level of information has been submitted to enable planning officers to determine the application.

Conclusion:

The proposal is not considered to be respectful of the integrity of the existing roof form or the main building and would result in an overbearing, visually intrusive feature in the street scene, causing unacceptable harm to its character and appearance and that of the conservation area by means of its design, size, lack of set-back and use of materials. The proposals would therefore be contrary to core policy CS14 (Promoting high quality places and conserving our heritage) and development policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage).

The development is not considered to result in any harm to the amenity of the occupiers of Mourne House or neighbouring properties that would justify refusal of the application. The proposal is therefore compliant with development policy DP26 (Managing the impact of development on occupiers and neighbours) in this respect.

Disclaimer

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Appendix 3

Peter Newson Associates Ltd
32 High Road
Essendon Hertfordshire
AL9 6HW

Application Ref: **2011/5050/P**
Please ask for: **Neil Zaayman**
Telephone: 020 7974 **2630**

16 December 2011

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Refused

Address:
MOURNE HOUSE
11 MARESFIELD GARDENS
LONDON
NW3 5SL

Proposal:
Erection of roof extension (fourth floor level) to provide 1 x 3 bedroom self-contained flat (Class C3) with roof terraces above (fifth floor level), to the front and rear, and erection of tank and motor room on roof of extension at fifth floor level and erection of external lift shaft on Maresfield Road elevation.

Drawing Nos: Site location plan; Drawing no 02, 03, 04, 10, 11, 12, 13, 14, 15, 16, 17, 18, A3 upper ground floor; 2nd floor plan, 3rd floor plan,

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extension, by reason of its design, size, bulk, location and use of materials would appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the existing building and would



fail to preserve or enhance the character and appearance of the street scene and Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

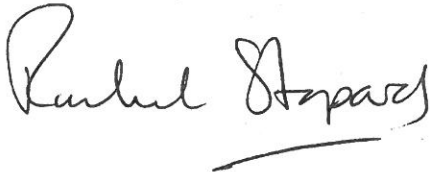
- 2 The proposed free standing lift, by reason of its prominent location, design and use of materials would appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the existing building and would fail to preserve or enhance the character and appearance of the street scene and Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

Informative(s):

1

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.