

Proposed new mansard roof extension

Upper floor flat, 14 Lady Margaret Road, London, NW5 2XS

PLANNING STATEMENT

December 2012



Application by Mr H Abedinzadeh

PLANNING STATEMENT

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INTRODUCTION

1. This document is submitted in support of a full application which seeks planning permission for the construction of a new mansard roof extension to the upper floor flat at 14 Lady Margaret Road, London, NW5 2XS. The remainder of the building will also be subject to refurbishment work, which will include the replacement of UPVC windows with timber sash windows and general repairs of render, but these works will not require formal planning permission. The document will assess the proposal against national and local planning policy which will justify and support the development to which this application relates. A separate Design and Access statement is submitted which examines the development in the context of the site and its surroundings.

THE SITE AND ITS SURROUNDINGS

2. The site consists of a three storey property that dates from the late 19th Century and currently arranged as three separate residential flats. The property is finished in stucco at ground floor with brick construction on the upper two storeys and enjoys period features including a front portico and ornate bay window and uniform proportions, which are replicated along the terrace. The property faces onto Lady Margaret Road with a limited frontage which borders a generous footpath with street trees. The property has been extended to the rear through a flat roofed two storey extension and is extended to the roof by way of a dormer in the valley roof of the property.
3. The application property is located within a residential area a short distance from Kentish Town railway station and from other services and facilities. The property is also located within the Kentish Town Conservation Area of which the immediate area in Lady Margaret Road is valued for the uniform Victorian townscape that makes up the area.

DESCRIPTION

4. It is proposed to construct a new mansard roof extension to the upper floor flat in place of the existing roof extension to create additional floorspace. This will allow the layout of the flat to be reconfigured which will conform to the relevant design standards contained within the London Plan. The mansard extension will be set behind the existing parapet wall and will be constructed to match those of the adjacent properties. Two new timber sash windows will be positioned on the rear elevation at third floor level to serve the new bedroom areas of the flat.
5. Other refurbishment works will be undertaken to the remainder of the building but which do not require formal planning permission as the works will not materially affect the external appearance of the building. Therefore they do not formally form part of this application. However, these will form part of this assessment that is undertaken by this planning statement as the proposed Mansard extension forms an integral part of the wider refurbishment works and this it is important the proposal is seen in this context. These additional works will include the replacement of the existing UPVC windows with new timber sash windows, repairs to the existing render and redecoration and the repainting of the building. The details and justification for the design process can be seen in the accompanying Design and Access Statement.

PLANNING STATEMENT

PLANNING POLICY CONTEXT

6. The statutory development plan that are relevant to the consideration of this application consists of the following documents: -
 - a) London Borough of Camden Core Strategy adopted 2010
 - b) London Borough of Camden Development Policies adopted 2010

c) The London Plan

7. The Council also have a number of Supplementary Planning Guidance documents which are capable of being a material consideration in decision making. The Supplementary Planning Guidance Document 'Design' (CPG1) is relevant to this application as it sets out detailed advice in respect of roof alterations and additions and provides a general overview of accepted design principles within the Borough. The National Planning Policy Framework (NPPF) is also capable of being a material consideration in decision making.

KEY ISSUES

DESIGN

8. The design of the proposed mansard extension has been conceived with the intention of enhancing the character and design of the property whilst maintaining the consistency of the street scene within the Conservation Area. The mansard addition will follow the proportions of the existing building with the new fenestrations taking account of the building lines and uniformity of its Victorian origins. The extension will be set behind the existing parapet wall which will be painted white to match the adjoining property and it will reflect the scale and form of the similar roof extensions of the adjacent properties to the south at numbers 6-12 Lady Margaret Road. The design of the extension has been carefully considered in relation to its historic setting and will comprise of traditional dormers, slate cladding and side sloping parapet walls which are of the appropriate scale to ensure the works respect the existing building.
9. The mansard extension will largely be unseen within the street scene due to its position set back from the parapet wall which will limit views from street level. Notwithstanding this, the design of the extension is consistent with the existing mansard extensions on the terrace to the south (6-12 Lady

Margaret Road) and those opposite which ensures that the extension will be appropriate in its wider context.

10. Section 5 of CPG1 sets out the circumstances when roof alterations and additions will be acceptable. This includes circumstances where there is already an established form of roof additions to a group of buildings or where there is already a variety of roof forms and additions which have created an established pattern where further additions would not cause additional harm. It does however state roof additions would not be acceptable where there are groups of buildings where the roof line is largely unimpaired or there is an unbroken run of valley roofs.
11. It is considered the proposal will comply with this policy guidance as the host property forms part of a grouping of buildings that have been subject to similar mansard roof alterations which now form part of an established roof line in the area. The application property and its adjoining property have already been altered at roof level albeit in manner that is inappropriate to the buildings and which has eroded the character of the original roof form. Furthermore, as well as the four properties to the south that all include mansard roof extensions the properties opposite the application site have also been extended in a similar manner. As such it is a reasonable assessment that the original roof lines have been altered to such an extent that there is now an established roof line to which the proposed mansard extension would conform to in terms of both scale and design.
12. In relation to the detailed design of the roof extension the proposal will also follow the guidance of CPG1 in relation to appropriate materials and design. The guidance states that materials such as clay, slate, lead or copper should be used and where possible features such as chimneys should be retained and reused. The proposal follows this advice and will consist of slate cladding to the body of the extension, lead cladding to the dormers and will involve the reuse of the existing chimney which will be raised to accommodate the additional roof height. The extension will also include traditional features such as timber sash windows and matching brickwork to ensure the extension reflects the character of the host building.

13. The other alterations that will be undertaken to the property are also considered acceptable and will respect the character of the host building in terms of detailing and materials. The use of new timber sash windows at 3rd Floor level as part of the roof extension and the replacement of the existing UPVC with timber sash units will significantly enhance the character of the property by reintroducing traditional features that respect the origins of the building. The other general refurbishment works will refresh the appearance of the building and restore the original architectural quality of the building.
14. The development will meet the high design standards that are set by the Councils design policy DP24 of the Development Policies DPD and CS14 of the Core Strategy and will also follow the specific design guidance of CPG1 in respect of roof alterations and additions. Furthermore it will also meet the aims of Section 7 of the NPPF which seek high standards of design and that development reinforces local distinctiveness.

HERITAGE

15. The application property is located within the Kentish Town Conservation Area which is designated for its special historical or architectural character. The Planning (Listed Building and Conservation Areas) Act 1990 states that special attention should be paid to the preservation or enhancement of such areas. The related Local Planning Policy, DP25 of the Development Policies DPD, seeks to attain similar goals through the requirement of new development to preserve and enhance conservation areas and that development should take account of any guidance contained within Conservation Area Appraisals.
16. It is demonstrated above and within the Design and Access Statement that the proposed mansard extension will represent high quality design that is compliant with the Council's design guidance relating to such development. Furthermore the removal of existing inappropriate features including UPVC windows and the roof extension and their replacement with traditional features such as

14 Lady Margaret Road, London, NW5 2XS
Planning Statement

timber sash windows the development will enhance the character of the host building and the wider street scene within the conservation area. Therefore in light of these considerations the proposed development will preserve and enhance the character of the Conservation Area.

17. The Kentish Town Conservation Area appraisal recognises the historic village settlement on the Kentish Town Road as the core to the Conservation Area and the 18th and 19th century buildings that lie within this. The appraisal also identifies the grid layout of the estate in the north east, in which Lady Margaret Road is located, which was a later development in the area forming in the late 19th century. The document identifies the generous proportions of Lady Margaret Road and uniform terraces which are of brick and stucco finish as contributing factors to the character of the area. The application property, along with most of Lady Margaret Road has been defined as a positive contributor to the character of the Conservation Area.
18. The Conservation Area Management Plan seeks a high standard of development which must reflect the character and detailing of the original buildings and wider townscape in order the special character of the area is preserved and enhanced. This proposal follows this strategy and removes a harmful and inappropriate roof addition and proposes a roof extension that will reflect the proportions and materials of the existing building as well as similar roof extensions that are evident within the immediate local area. Furthermore, the general refurbishment of the building which includes the replacement of inappropriate UPVC windows and the repairing and repainting of existing render will significantly enhance the appearance of the property which will benefit the wider Conservation Area.
19. Therefore the development will meet the aims of the Council's Heritage Policy DP25 of the Development Policies DPD and CS14 of the Core Strategy DPD which seek to preserve and enhance the Borough's Conservation Areas and Section 12 of the NPPF which relates to the management of heritage assets.

IMPACT ON AMENITY

20. The proposed development will not cause any additional overlooking or loss of daylight/sunlight to any neighbouring property. The new windows to the rear at 3rd floor level will not cause any additional overlooking than the existing windows currently at 2nd floor level and thus there will be no additional impact on the properties to the side or rear. Furthermore due to the minimal increase in the ridge height and similar extensions that have already been undertaken on the adjacent properties there will be no additional overshadowing or loss of light caused to any adjoining occupier. Therefore the development will meet the aims of Local Planning Policy DP of the Camden Development Policies DPD and the NPPF which seeks to protect the amenity of existing and future occupiers.

CONCLUSION

21. The proposed mansard roof extension along with the changes to fenestrations and the general refurbishment of the building will be acceptable in terms of design, scale and massing in relation the existing building and the wider street scene. The repairs to external plasterwork and the removal of UPVC windows and the existing roof addition, which are inappropriate to the character of the building, are significant benefit of the scheme.

22. The proposed works will meet the relevant local and national planning policies as well as the Council's Supplementary Planning Guidance relating to Design and the advice therein in relation to roof additions and alterations.

23. In light of the above the proposal will also preserve and enhance the character of the Kentish Town Conservation Area as defined within the Council's Conservation Area Appraisal and will follow the aims of the accompanying Management Plan.

24. Furthermore all other matters are considered acceptable and thus the development will meet the tests of Section 38 of the Planning and Compulsory Purchase Act 2004.