

Delegated Report		Analysis sheet		Expiry Date:	06/12/2012
		N/A / attached		Consultation Expiry Date:	22/11/2012
Officer			Application Number(s)		
Philip Niesing			2012/5467/P		
Application Address			Drawing Numbers		
49 Spencer Rise London NW5 1AP			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension to existing dwelling (Class C3).					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site Notice 24/10/2012 until 14/11/2012 Press Notice 01/11/2012 until 22/11/2012 No response was received.					
CAAC/Local groups comments:	Dartmouth Park CAAC – No response received Chetwynd and Twisden Roads Residents' Association – objects to the proposal on the following grounds: <ol style="list-style-type: none"> 1. Three of the six consultation letters were sent to the application site itself, which is now in single family occupancy; 2. The loss of the butterfly roof profile – <i>'Retaining a token elevational V detail to the rear would not mitigate the clear visual harm/damage to the roof line that would be introduced by the significant diversion from the historic pattern of these roofs'</i> 3. The vertical rear profile of the mansard is bulky and ungainly and needs to be revised if approved. 4. The planning history referred to by the applicant are not relevant to this application; 5. Loss of outlook; and 6. Loss of a 'small' house which contributes to the provision of a wide range of house sizes in Dartmouth Park. (Officer comments: Please see the assessment part of this report)					

Site Description

The application site is located on the northern side of Spencer Rise, and comprises a two storey mid-terrace dwellinghouse. The street frontage of the house is finished in brick, and rendered above the first floor windows. Although the building is not listed it lies within the Dartmouth Park Conservation Area, and is identified as making a positive contribution to this Conservation Area.

Spencer Rise is described in the CA appraisal as: *'A street on the Conservative Land Society's estate designed for artisans, and like Chetwynd Road (east) the product of a variety of builders mostly dating to the 1870s. Nos 1a, 1b and 1c, are later (by Easum, 1885). These buildings are simpler than others in the conservation area, have less detailing and vary from terrace to terrace. However they all share common features such as the narrow plot widths, a set back from the road and many have a butterfly roof hidden behind a parapet which provides cohesion. The exception to this is the 1950s block linked to Churchill Road at nos. 50-90. From Dartmouth Park Hill the road is flat and then has a steep incline down to York Rise and on both sides of the street the buildings step down the hill. On the north side nos. 33-65 form a uniform terrace on flat land which contrasts but does not detract from the much shorter terraces to the west.'*

Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street.'

Relevant History

2012 - Erection of a single storey infill extension at rear with glazed roof to single family dwelling (Class C3). **Granted** on 13/08/2012 (2012/2990/P)

2012 - Conversion from two flats to single dwelling house (Class C3) and erection of single-storey infill extension with glazed roof at rear. **Granted** on 08/10/2012 (2012/4246/P)

Relevant history relating to other properties in Spencer Rise:

No. 23 The erection of a *mansard* roof extension. **Refused** (PEX0300173) (2003)

No. 37 Erection of a *mansard* roof extension **Granted** (8400923) (1984)

No. 41 Erection of a *mansard* roof extension **Refused** (9401279) (1995)

No. 51 The erection of a roof extension at second floor level **Granted** (CTP/D11/20/14/28768) (1979)

No. 53 The erection of a roof extension to provide two bedrooms and conservatory **Granted** (8903220) (1989)

No. 55 Erection of an additional storey to provide two bedrooms **Granted** (CTP/D11/20/11/23216) (1976)

No. 57 Erection of a *mansard* roof extension with two front dormer windows **Granted** (2007/4644/P) (2007)

No. 65 Erection of *mansard* roof extension and ground floor rear infill extension and first floor rear extension. **Refused** (2009/1315/P) and **Appeal** (APP/X5210/A/09/2112426) **partly allowed** (mansard refused) (2010)

Relevant policies

LDF Core Strategy and Development Policies, 2010

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high Quality Places and Conserving Our Heritage

DP24 - Securing High Quality Design

DP25 - Conserving Camden's Heritage

DP26 - Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG1 (Design) (Section 5 para. 5.7-5.8, 5.14- 5.20)

CPG6 (Amenity)

Dartmouth Park Conservation Area Appraisal and Management Statement, 2009

London Plan, 2011

NPPF, 2012

Assessment

Overview and Proposal

Planning permission has recently been granted for this property to convert back to single family occupancy, from two self-contained flats and the erection of a ground floor infill extension (2012/2990/P & 2012/4246/P).

Permission is now sought for the erection of a mansard roof extension to reflect the roof additions added to numbers 51, 53, 55 and 57. The proposal mansard, as revised, would follow the detailed design of the mansard roof extension granted permission for at number 57 (see relevant planning history section above) and take the form of a flat top mansard, with two dormer windows incorporated within the front and rear roofslopes, both which would be at a 70° angle rising from behind the existing parapets. The existing butterfly roof profile parapet at the rear of the property would be retained.

The key planning considerations relate to the impact of the proposed mansard on the character and appearance of the host building and the wider Dartmouth Park Conservation Area and the impact on residential amenity. Consideration is also given to the Planning Inspector Decision Notice (APP/X5210/A/09/2112426) which relates to a mansard roof extension at number 65 Spencer Rise.

Amendments

During the course of this application the detailed design of the proposed mansard roof extension has been amended to reflect the design guidance advocated in CPG1, specifically the 70° angle of the rear lower roof slope.

Design and appearance

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'*. The property lies within Dartmouth Park Conservation Area, and any alterations/extension to the building should therefore *preserve and enhance* the character and appearance of this conservation area.

Paragraph 5.7 of CPG1 states that additional storeys and roof alterations are likely to be **acceptable** where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

It continues and in paragraph 5.8 it lists circumstances where roof additions are likely to be **unacceptable**, *inter alia*, where

- There is an unbroken run of valley roofs;
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design...

The roof extension refused at number 65 forms part of a group of three terraced properties, i.e. 61-65 Spencer Rise. Notwithstanding the fact that this terrace is attached to the larger terrace on the northern side of Spencer Rise it has its own distinct character and appearance, with a slightly reduced parapet wall line and with unaltered rooflines, creating a uniform group. The fenestration details of these three houses are also different, further enhancing and segregating the three as a 'group' within the terrace. On this basis the Council considered the proposed mansard roof additional contrary to planning guidance and inappropriate in the

streetscene. The Council's view was subsequently supported by the Planning Inspector.

On the other hand, the mansard roof extension granted at number 57 was approved on the basis that it adjoined three two-storey buildings, which have already had roof extensions. Although these extensions were built before the area was designated a CA and cannot be taken as precedents, it was considered that the proposed extension would not appear out of place or discordant with the streetscene and would not unduly dominate the roofscape or the neighbouring buildings. Planning permission was therefore granted. Following this decision, the Council has adopted the Dartmouth Park Conservation Area Appraisal and Management Statement, 2009, which makes reference to mansard roof extensions particular in Spencer Rise.

In paragraph 7.61 it states that Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street. Mansard roof additions in Spencer Rise are also listed in the negative features listed for this subarea. As part of the section of guidance on *Roof alterations and extensions*, it states:

'Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. The rear roof is in some cases as important as the front where these are visible in views from other streets.'

Proposals for additional storeys will generally be resisted. Exceptions to this may be made on the south side of Spencer Rise where the majority of the buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group.'

Notwithstanding the existing roof additions at numbers 37, 51-57 on the northern side of Spencer Rise, the roof line of the subject terrace (numbers 37-59) remains largely unimpaired. The mansard roof addition at number 37 constitutes an isolated mansard, whilst 51-57 forms a group. The guidance for this particular street as contained in the adopted Dartmouth Park Conservation Area Appraisal and Management Statement, 2009, would suggest that additional mansard roof extensions should not be allowed on the northern side of Spencer Rise. Notwithstanding the justification for allowing the mansard roof addition at number 57, which was before the adoption of the CA statement, it is considered that by allowing the proposed mansard it would allow the slow erosion of the largely unimpaired roofscape, and would thus fail to preserve and enhance the Dartmouth Park Conservation Area and be contrary to policies CS14, DP24 and DP25 of Camden's Local Development Framework.

The revised design of the proposed mansard is considered appropriate and in line with the CPG1 guidance. Nevertheless although the detailed design and materials of the proposed mansard are not unacceptable in themselves, the principle of a roof extension in this location as discussed above is considered unacceptable.

Amenity

Given the height and location of the proposed mansard roof extension relative to the neighbouring properties, it is not considered that the additional bulk at roof level would cause material harm in terms of loss of daylight/sunlight or overshadowing. The comment made by the Chetwynd and Twisden Roads Residents' Association in respect of loss of outlook is duly noted. However, the back to back distance between the application building and the properties along Chetwynd Road to the north is approx. 25metres away and it is accordingly not considered that the proposed mansard would cause harm in this respect.

Moreover, the proposed mansard would not project beyond the front or rear parapets, and there are no windows located within the adjoining properties, i.e. 47 and 51 that would be materially affected. It is also not considered that the proposal would cause harm in terms of overlooking and loss of privacy.

Recommendation

Refuse planning permission

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