

Delegated Report		Analysis sheet		Expiry Date:		23/11/2012							
		N/A / attached		Consultation Expiry Date:		31/10/2012							
Officer				Application Number(s)									
Carlos Martin				2012/5158/P									
Application Address				Drawing Numbers									
Flat A 113 Kentish Town Road London NW1 8PB				Refer to draft decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Erection of a rear roof extension and installation of 3x rooflights to front roofslope in connection with loft conversion to flat (Class C3).													
Recommendation(s):		Refuse											
Application Type:		Full Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		05		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		No response.											
CAAC/Local groups* comments: *Please Specify		None; not in conservation area.											

Site Description

The application site relates to a three-storey mid-terraced property located on the west side of Kentish Town Road, consisting of a ground floor retail shop (class A1) residential above with separate access. Adjoining to the north and south of the subject site are similar properties with ground floor commercial uses and residential to the upper floors. To the rear (west) of the site is a large residential block. The premise is located within Camden Town Centre, it is not listed and it is not part of any conservation area.

Relevant History

2012/0113/P: pp **granted** subject to a s. 106 agreement for the conversion of 1 x three bedroom unit on the first and second floor levels into 2 x one bedroom self-contained units (Class C3).

2005/1065/P: pp **granted** for the demolition of existing single storey rear extension and erection of a new single storey full width rear extension for use in conjunction with ground floor retail unit (class A1).

Relevant policies

NPPF

The London Plan

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG 1 – Design (section 5)

CPG 6 – Amenity (sections 6 & 7)

Assessment

1. Planning permission is sought for a loft conversion involving the erection of a rear roof extension and the installation of 3 rooflights to the front roofslope. The proposed roof extension would be full-width and would extend from the ridge forming a flat roof and a sloping rear elevation. It would feature two upvc rooflights and would be made of tiles to match the existing.
2. The general character of this terrace of Kentish Town Road is largely unencumbered by roof additions. There are roof additions in some properties to the south of the application site, in houses which appeared to have been designed with valley roofs originally. The height of these properties remains below the group of four properties of which no. 113 forms part, which stands at the centre of the terrace and rises above the remaining properties due to their more prominent pitched roofs, with the exception of the corner properties that terminate the terrace. Of these, the southern one presents a mansard roof extension recently approved. The northern corner property is a contemporary design and also higher than the rest. These corner properties have different character and function enclosing the terrace composition and are not considered to be precedents for the current proposal.
3. The 4 properties group to which no. 113 belongs (nos. 111 to 117) presents an unaltered roofscape. The rear is visible from the public realm in short and long views and despite the presence of an extract duct at no. 117 and various rear extensions below roof level, their roofs appear as a harmonious composition with no dormers, velux windows or extension which detract from their original design.
4. Camden Planning Guidance on roof alterations (CPG 1 section 5) advises that roof alterations are likely to be acceptable when “*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*” and that “*a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene*”. In this case, rear roof extensions are not the traditional pattern of development in this small group of 4 similar properties or the wider terrace in general, and given that the rear is visible from the public realm, it is considered that the proposal would detract from the appearance of the streetscene by

breaking a composition of unaltered roofs.

5. The rear of the property faces a parking area and a modern block of flats located over 40m away. In this context, the proposal is not expected to result in any loss of amenity for neighbouring properties in terms of loss of privacy while the sloping nature of its rear elevation would not cause any significant loss of light on the adjacent properties and no objections are raised on amenity grounds.
6. No objections are raised to the proposed velux windows to the front as these do not alter the shape and form of the existing roof and their visibility is limited and not considered to detract from the character and appearance of the building or the street scene given their modest size.
7. Overall, the proposal is considered to be unacceptable due to its detrimental impact on the character and appearance of the streetscene, which is contrary to policies CS14 and DP24 of the LDF and the design advice of the CPG 1.
8. **Recommendation:** Refuse.

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