

Delegated Report		Analysis sheet		Expiry Date:		05/06/2012	
		N/A / attached		Consultation Expiry Date:		31/05/2012	
Officer				Application Number(s)			
Rob Tulloch				2012/1929/P			
Application Address				Drawing Numbers			
4 Willes Road LONDON NW5 3DS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of roof extension with roof terrace at front to provide additional accommodation for dwellinghouse (Class C3)							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	04	No. of objections	00
Summary of consultation responses:		Site notice 01/05/2012-22/05/2012 Press advert 10/05/2012-31/05/2012 Letters of support were received from nos. 2, 2c, 6 & 10 Willes Road commenting on: <ul style="list-style-type: none"> • Good design • Improvement on previous scheme • Will not be detrimental to street amenity • There are other roof extension in the street • Will be less visible than other extensions 					
CAAC/Local group comments:		N/a					
Site Description							
The site is a two storey mid Victorian dwellinghouse at the southern end of Willes Road near the junction with Anglers Lane. It forms part of a terrace of three houses and lies within the Inkerman Conservation Area. The building is identified as making a positive contribution to the character and appearance of the conservation area.							
Relevant History							
2012/0631/P - Addition of a second floor level in connection with the roof conversion to dwelling house (Class C3). Withdrawn 05/03/2012							
PEX0200518 - Addition of roof extension and front roof terrace behind existing parapet. Granted 14/10/2002							

8500829 - The erection of a first floor rear extension Refused 03/07/1985

19033 - The erection of an additional storey at second floor level and the construction of a roof terrace on the existing rear extension. Refused 04/10/1974

Relevant policies

LDF Core Strategy and Development Policies

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 (Chapter 5)

Inkerman Conservation Area Statement 2003

(pages 18,19, 21, 24, 26, 29)

NPPF 2012

Assessment

1 Proposal

1.1 Consent is sought for a roof extension to the dwellinghouse with front roof terrace. This application is a re-submission of a scheme that was considered unacceptable due to the impact of a roof extension on the host building and terrace. The current scheme seeks to address officer concerns by setting the front roofslope further back from the front parapet. The main issues are:

- design
- amenity

2 Design

2.1 The property dates from 1860-1865 and is constructed in stock brick with stucco detailing. The house sits in the centre of the small terrace flanked by slightly wider houses with side wings set back from their front elevations. The terrace occupies a prominent location sitting forward of the main building line of Willes Road, and the end of the road forms a spur as it curves around the former St Pancras Public Baths. The terrace is unimpaired at roof level, and Willes Road apart is largely, but not completely, free of roof extensions.

2.2 The proposed roof extension would sit behind the existing front parapet forming a terrace measuring 1.8m x 2.8m. The extension would start out at 1.7m high, the same height as the front parapet then, at a distance of 1.5m behind the parapet, the front roofslope would rise by 800mm, giving the extension a maximum height of 2.5m. The chimney stacks would be raised by 300mm. At the rear the butterfly profile would be retained with a zinc clad wall behind the rear parapet. The extension is not a traditional mansard, but the design is considered acceptable.

2.3 The proposed extension would not be visible in direct views from Willes Road, but due to the relatively low height of the building, it would be visible in long views along Willes Road and from Prince of Wales Road. The rear of the extension would be largely obscured from view by nos. 14 Anglers Lane and 2c Willes Road. However the extension would be visible from adjoining properties in Anglers Lane and no. 2c Willes Road.

- 2.4 Policy DP24 requires development to consider the character, setting, context, form and scale of neighbouring buildings and to respect existing rhythms, symmetries and uniformities in the townscape and states that development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings, and where townscape is particularly uniform, attention should be paid to responding closely to the prevailing scale, form and proportions and materials. Policy DP25 requires the Council to take account of conservation area statements, and only permit development within conservation areas that preserves and enhances the character and appearance of the area. It notes that the character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, and characteristic rooftops.
- 2.5 The Inkerman Conservation Area Statement was published in 2003 and highlights the harm roof extensions can have on roofscapes and on the continuity and symmetry of terraces. One of the current issues affecting the conservation area is the gradual erosion of many elements that contribute to the character and appearance of the area, including alterations and addition to roofs and parapet walls. Its guidelines state that roof extensions are unlikely to be acceptable where they would be detrimental to the form and character of the existing building, or where the property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired. The conservation area describes mansard additions and other forms of roof extension, which fundamentally change the roof form, as being uncharacteristic of the conservation area, and states that the introduction of roof additions of this nature are unlikely to be acceptable due to the adverse affect on the skyline and surrounding street scene.
- 2.6 Camden Planning Guidance reiterates the guidance from the conservation area statement stating that roof alterations or additions are likely to be unacceptable where there is an unbroken run of valley roofs; or complete terraces, or groups of buildings, that have a roof line that is largely unimpaired by alterations or extensions. As the application site is part of a terrace that occupies a prominent location and is unimpaired at roof level, the proposal is considered to be contrary to the above policies and guidance.
- 2.7 There have been two previous applications for roof extensions to the site (see history section). An application in 1974 was refused because it would have been visible from the street and involved the loss of the butterfly profile, therefore having a harmful impact on the surrounding area. It featured a typical mansard and would have involved the side parapet coming forward to meet the front parapet.
- 2.8 An application in 2002 sought to address the shortcomings of the previous application by setting the roof extension back 2.2m from front parapet and rising only 420 -540mm above the front parapet. This would have resulted in the side parapets staying same height, but coming forward 1m, which still would have left it 2m behind the front parapet. This application would have been broadly similar to the current proposed scheme in that, although it was slightly set further back, the roof edge was not bevelled as now proposed thus projected forward more with an overhang. The application was assessed under the SPG adopted in July 2002 which was not significantly different from current CPG in terms of some of its advice on roof extensions. However, although this application was determined after the Conservation Area was designated, it was before the current Conservation Area Statement was adopted in 2003 and predates the current Local Development Framework. The current application should take into account the planning history, but must be assessed against current policies and guidance.
- 2.9 It is acknowledged that there are other roof alterations on Willes Road; however most of them are clustered around the Inkerman Road end and, apart from no. 32 Willes Road which was granted permission in 2006, appear to be historic dating from before 1999. Due to the passage of time, this would have made them more relevant to the 2002 application, but less relevant to the current proposal. Policy DP24 and Camden Planning Guidance both state that past alterations or extensions to surrounding properties should not necessarily be regarded as a

precedent for subsequent proposals for alterations and extensions.

- 2.10 It is also acknowledged that the scheme is carefully designed as before to minimise its visibility from the front streetscene by being set back and low with a bevelled front roof edge. However it still retains a sheer wall at the rear above a butterfly roof which would be visible from the public realm. This southern end of Willes Rd is unimpaired by roof additions. Guidance against uncharacteristic roof extensions has been strengthened by recent adoption of the CPG and CAS and accordingly on balance, the proposal is considered to harm the character or appearance of the host building, terrace and conservation area and would not comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The proposal, due to its location at roof level and the amount it rises above the roof, is not considered to affect daylight or sunlight to neighbouring buildings. There are no residential properties in front of the application site and it would not be possible to overlook neighbouring building from the proposed terrace. The additional window to the rear is not considered to significantly increase overlooking to any properties to the rear.
- 3.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

- 4 Recommendation:** Refuse Planning Permission on design/bulk grounds.

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