

Delegated Report	Analysis sheet	Expiry Date:	15/02/2012
	N/A / attached	Consultation Expiry Date:	02/02/2012

Officer	Application Number(s)
Hugh Miller	2012/0062/P

Application Address	Drawing Numbers
13 Fortess Grove London NW5 2HD	Please refer to draft decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Erection of part single, part two- storey rear extension, as replacement for existing single-storey rear extension, erection of mansard roof extension to create an additional storey at second floor level and installation of associated rooflight to dwelling house (Class C3).

Recommendation(s): Grant

Application Type: Householder Application

Conditions or Reasons for Refusal:

Informatives: Refer to Draft Decision Notice

Consultations

Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	00
			No. Electronic	00		

Summary of consultation responses: Application advertised in Ham & High 12/01/2012, expired 02/02/2012. Site Notice displayed 18/01/2012, expired 08/02/2012.

CAAC/Local groups* comments: Kentish Town CAAC: At the time of writing no responses were received.
*Please Specify

Site Description

A part, single storey part 2-storey terrace building located on the east side of Fortess Grove a small cul-de-sac, south of the junction with Fortess Road its principal access point. It is also located north of Falkland Road and west of Leverton Street. The building is within Kentish Town Conservation Area. It is not listed. The host building and the entire terrace has been identified as making a positive contribution to the conservation area.

Relevant History

7 Fortess Grove

No planning records.

12 Fortess Grove

June 1986 – PP Granted - Erection of a roof extension to provide an additional bedroom and the creation of a roof terrace; ref. 8600466

14 Fortess Grove

March 1993 – PP Granted - The erection of a part single storey part two storey extension at rear ground level and an extension and terrace at roof level; ref. 9201343

15 Fortess Grove

August 1984 - PP Granted - The erection of a new roof extension with roof terrace and rear bathroom extension; ref. 8401071

17 Fortess Grove

April 1998 PP Refused - Replacement of ground floor rear extension and erection of a former storey as roof extension; ref. PE9700628

Relevant policies

LDF Core Strategy

CS5 (Managing the impact of growth and development),

CS6 (Providing quality homes)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design),

DP25 (Conserving Camden's heritage / conservation areas)

DP26 (Managing the impact of development on occupiers and neighbours).

Camden Planning Guidance 2011

Kentish Town Conservation Area Statement

Assessment

Situation

Within the terrace of properties, 1-19, three properties (nos.12, 14 and 15) have mansard roof extensions, associated roof terraces including rooflights. Planning permission was granted for no.12 in June 1986 (26 years ago), no.14 in August 1993, (19 years ago) and no.15 in August 1984 (28 years ago). There is also a mansard roof extension at no. 7 on the west side of the road. The existing roof extensions are of identical design, scale and proportions and set back from the front elevation but are pitched at the rear and comprise rooflights within the rear roof slope.

Similarly, the proposed 2-storey rear extension would be identical to no. 14 both in terms of design, scale, proportion and use of materials.

Proposal

- ✓ Erection of mansard roof extension to create an additional storey at second floor level, including associated rooflights,
- ✓ Erection of part single, part two- storey rear extension, as replacement for existing single-storey rear extension,
- ✓ Demolition of existing chimney, and alterations to rear windows and doors to dwelling house.

Design and appearance

Roof extension

The application site is within a terrace of 9 properties which is broken in two by a set back of part of the terrace between nos 11-16. Of this part of the terrace 3 of the 6 properties have roof extensions and terraces. Policy DP24 of the LDF states that the Council will consider whether any proposed

extension would respect the character, setting, context, form and scale of neighbouring buildings. Policy DP25 states the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the conservation area. Camden Planning Guidance (Design) 2011 states that a roof addition is likely to be unacceptable where the proposal would have an adverse affect on the skyline, the appearance of the building or the surrounding street scene. A roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs.

Kentish Town Conservation Area Statement specifies that one of the '*threats to the quality of the area are roof extensions*'. The statement describes the area as being made up of '*details and features tend to have a distinctive character in buildings originally developed in groups*' and seeks that '*the individual group details should be retained and enhanced*'. In regards to roof extensions the statement indicates that '*extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines and so harm the appearance of the conservation area*'.

Para. 24.13 states that: "*Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions*".

Section 5 (Roofs, terraces and balconies), para. 5.8 of the CPG states "A roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene":

- 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 coordinated design;
- Buildings or terraces which already have an additional storey or mansard;
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by additional extension.

It is acknowledged that the existing mansard roof extensions at nos.12, 14 and 15, were dealt with under different planning policies and guidelines and prior to the conservation area designation. Nevertheless, it is considered that the key justification for the support of the proposed roof extension is due entirely to the existing extensions at nos.12 and 14; because the inclusion of the mansard extension at no.13 would provide balance, uniformity and visual cohesion within the group of four properties and the roofscape.

The proposed roof extension has been designed in order to limit its scale and bulk and to mirror the existing roof extensions at nos. 12, 14 and 15. At the front the extension would setback approx. 2.8m from the front parapet and has a vertical finish and access door. The remainder of the roof profile would comprise part flat, part pitched at the rear including a single rooflight. The extension would result in the loss of the existing valley/ butterfly roof and the associated valley parapet profile at the rear but this is considered to be acceptable for the reasons outlined above. The proposed internal head room height of 2.3m is compliant with CPG guidelines. The roof extension has been designed so as to reduce its visibility bulk from the public realm, although the roof addition would be partially visible in long and short views from the wider public and private realm. The addition would be visible from the private views from neighbouring gardens and the properties along Leverton Street due to their shallow depth gardens and the proximity of the houses. However, in this location, the composition, uniformity and form of the roof addition would on balance be acceptable. This proposal would not be setting a precedent, but it provides cohesion and completeness within the group of which it forms part.

Rear extension

It is proposed to erect a part single- storey, part 2-storey rear extension as replacement for the existing single-storey rear extension. The proposed rear extension would be identical to no. 14 in terms of design, scale and proportions also use of materials. The single-storey extension has dimensions of 4.0m depth x 1.83m width x 2.6m height. The 2-storey extension dimensions are 1.355m depth x 1.83m width x 4.6m height (eaves level) / 5.6m apex. The flat roof would comprise an inset rooflight including asphalt covering with lead flashing and the mono-pitch roof would have slate finish.

The replacement single-storey extension would be marginally larger (7.32sqm) than the existing (5.27sqm) and has a bay-window feature added. The proposed height would remain unchanged identical to the as existing. Although partly visible from the some neighbouring houses in Leverton Street, the 2-storey element of the rear proposal would be less noticeable due to its similarity to no.14 including its overall appearance and finish. In this regard, the proposed extension in terms of design, scale and proportion and use of materials would be subordinate to the application building and would not harm the character or appearance of the conservation area and is satisfactory. The design and proportions of the windows are also considered appropriate and consistent with the appearance of the property in this rear garden location.

The erection of timber framed glazed French doors as replacement for timber sash window as permitted development by virtue of Class A of Schedule 2, Part 1, of the Town & Country Planning (General Permitted Development) Order 1995 as amended.

Neighbour amenity

Roof extension: The roof terrace may lead to some reciprocal views between the occupiers of the host building and occupiers at no.7 where a roof terrace is in existence. This however is not considered to be overly harmful as no additional harm would cause. At the rear, a single rooflight 600mm x 600mm is proposed and given its height 1.8m, from the floor level, size and angle of view, it is considered that no overlooking or loss of privacy would occur.

Rear extension- single -storey: The existing boundary treatment of high brick walls, and shrubbery would ensure no overlooking or loss of privacy from the windows of the single-storey rear extension. Moreover, its low height, and setting would not cause harm to outlook or views of neighbouring occupiers.

Two-storey extension: A window 400mm x 400mm would be located at first floor and a roof light to the new bathroom /w.c. A combination of the window size and location would ensure no harm cause in terms of overlooking or loss of privacy to occupiers opposite in Leverton Street.

Finally, the 2-storey shallow depth would not harm outlook or harm views of the neighbouring occupiers and the proposal is compliant to DP26.

Recommendation: Grant permission.

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