

Delegated Report		Analysis sheet		Expiry Date:	10/02/2012		
		N/A / attached		Consultation Expiry Date:	13/01/2011		
Officer			Application Number(s)				
Fergus Freeney			2011/6100/P				
Application Address			Drawing Numbers				
Flat C 45 Carol Street London NW1 0HT			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of roof extension to rear with inset roof terrace to front at third floor level to existing flat (Class C3).							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice: 23/12/2011 – 13/01/2012					
CAAC/Local groups* comments: *Please Specify		No statutory local groups					

Site Description

The site is a three storey end of terrace building within a stand alone terrace of three located on the western side of Carol street. The building is not listed nor located within a conservation area.

Relevant History

45 Carol Street

2011/4404/P - Erection of mansard roof extension to flat (Class C3). *Refused 28/10/2011*

47 Carol Street

2011/3417/P - Alterations at roof level for the erection of a stair way enclosure and raising of the rear parapet in association with the provision of a roof terrace to residential dwelling (Class C3). Granted 05/09/2011

Relevant policies

LDF Core Strategy and Development Policies

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

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Assessment

Proposal:

Permission is sought to erect a mansard roof extension and terrace

Assessment:

An application for a larger mansard roof has recently been refused at the site (See relevant history above), although this proposal differs in that the mansard would be set back from the front of the building it is considered that the scheme is unacceptable.

Policy DP24 requires all developments, including alterations and extensions to respect the character and proportions of the existing building, and the character, setting, context and form of neighbouring buildings. It also states that development should consider the prevailing pattern and scale of surrounding development and the existing rhythms symmetries and uniformities of the townscape.

Camden Planning Guidance states that roof alterations or additions are unlikely to be acceptable in groups of buildings that have a roofline that is largely unimpaired.

No's 45, 47 and 49 Carol Street form a unified group of three storey buildings. Both no's 45 and 49 have intact butterfly roofs. No. 47 recently received planning approval (ref: 2011/3417/P) for a roof access stairwell structure. This was only considered acceptable on the basis that the original valley roof had already been altered and the proposed stair enclosure was sufficiently small and unobtrusive so as not to be visible from external views to the site being set well back and hidden behind the existing chimney stack. The three properties share identical unaltered roof lines when viewed from Carol Street to the front.

The surrounding streets, Greenland Road and the rest of Carol Street are typified by three storey Buildings, a number of which are Grade II Listed, with intact butterfly roofs identical to the subject site. There are no examples of mansard roof additions within the immediate vicinity with all 18 buildings in the Greenland Road terrace and the remaining 13 on Carol Street all being three stories in height with unaltered butterfly roofs. These unaltered roofscapes form an integral positive characteristic of the area. Paragraph 24.12 of DP 24 specifically states that within areas of a distinctive character, development should reinforce those elements which create the character. Paragraph 24.13 states that development should not undermine any existing uniformity of a street.

To the rear, the proposal would see the existing butterfly parapet increased in height. This is contrary to Camden Planning Guidance which advises that the existing parapet profile should be retained with the any new roof addition starting from behind the parapet at hopper-head level.

It is considered that the introduction of the proposed mansard would have a significant detrimental impact on the architectural harmony and integrity of the group of buildings resulting in demonstrable harm to the character and appearance of the host building, the terrace which it forms part of and the wider area.

Although the proposed mansard has been set back from the front of the building so as not to be visible when viewed directly front-on from street level, the side elevation of the roof addition would be highly visible in long views of the terrace from the south side of Carol Street. Additionally the introduction of what would be an incongruous 4th storey addition, clad in lead sheeting, would not be in keeping with the character, setting, form and context of surrounding buildings, eroding the unified and relatively unaltered character of the wider area. As such the proposal would be contrary to DP24 and Camden Planning Guidance and is considered unacceptable.

Amenity

The proposal would not result in loss of sunlight, daylight or outlook to neighbouring properties. The overlooking from the proposed front facing terrace is not considered to be more significant than that currently experienced from existing upper floor windows.

Summary

The proposal does not comply with Camden Planning Guidance or Local Development Framework Policies. It would significantly harm the character and appearance of a unified, relatively unaltered group of buildings, setting an unwelcome precedence for future development and it would be detrimental to the appearance of the wider area, being highly visible in long views from the southern side of Carol Street and the upper floors of residential properties.

Recommendation: Refuse Planning Permission

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