

Delegated Report		Analysis sheet		Expiry Date:	23/09/2011
		N/A / attached		Consultation Expiry Date:	01/09/2011
Officer			Application Number(s)		
Elaine Quigley			2011/3712/P		
Application Address			Drawing Numbers		
51 Princess Road London NW1 8JS			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Amendments to planning permission granted 11/04/11 (2011/0398/P) for erection of mansard roof extension with internal roof terrace and glazed infill rear extension to the lower ground floor of existing dwelling house (Class C3), namely creation of external staircase from rear roof to terrace to main roof of building and installation of balustrading to main roof to allow use as a terrace.					
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	17	No. of responses	05	No. of objections	03
			No. electronic	02		
Summary of consultation responses:	<p>A site notice was displayed on 03/08/2011 and a press notice was published on 11/08/2011.</p> <p>3 letters of objection have been received from residents at no. 45 and no. 49 Princess Road and no. 20 Edis Road raising the following concerns:</p> <ul style="list-style-type: none">• Previous application granted on 11/04/2011 had been revised to remove side and roof top terraces as they were considered unacceptable. The application is waste of time and resources to apply again for something that was considered unacceptable in principles• Proposal is too high• It would cause overlooking of all the houses in the vicinity in Edis Street, Princess Road and beyond.• Inappropriate development that neither preserves or enhances the conservation area• Loss of privacy and overlooking to bedrooms and living area of no. 20 Edis Street• No other properties in Edis Street or Princess Road have external staircases and it would be contrary to the ethos of the conservation area and wholly out of character creating a major precedent for the future.• Noise nuisance from the roof terrace to bedrooms of no. 49 Princess Road					
CAAC/Local groups* comments: *Please Specify	<p>Primrose Hill CAAC – objects</p> <p>It has been established at appeal in the PHCA that roof terraces on the top of roof extensions are not acceptable. SPG at PH18 specifies that where a building is higher than its neighbours as this one would be if consent is granted is implemented a further extension is likely to be unacceptably prominent. PH21 states that handrails should be located out of views whereas here they are prominent and severely harmful to the character and appearance of the conservation area</p>					

Site Description

A terrace property comprising lower ground, ground, first and second floors; in use as a single family dwelling. The site is on the west side of Princess Road opposite Primrose Hill Primary School. To the rear are a half width two storey extension and a balcony at ground floor level between the flank wall of the two storey extension and that of the neighbouring premises No. 53. The rear garden backs onto rear gardens of an Edis Street terrace. The site located within the Primrose Hill Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

Planning permission was granted on for the erection of mansard roof extension with internal roof terrace and glazed infill rear extension to the lower ground floor of existing dwelling house (Class C3). This application was revised during the course of the application to replace side and roof top terraces with a terrace that would be cut into the mansard at the rear.

There are a number of roof extensions, mansards in particular, that have been granted within properties in the street.

29 Princess Road 01/06/2010 (2009/5788/P) Approved. Additions and alterations including erection of a mansard roof extension with terrace to rear at third floor level and erection of rear extension at ground and first floor level to existing maisonette and retail unit.

17A Princess Road 10/03/2009 (2008/5797/P) Approved. Erection of a mansard roof extension including a small terrace at the rear at third floor level.

55 Princess Road 09/03/2009 (2008/5591/P) Approved. Single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house (C3).

15 Princess Road 3/01/2009 (2008/4338/P) Approved. Erection of mansard roof extension, including two front dormer windows and one rear dormer with doors providing access to a roof terrace

27 Princess Road: 18/06/2007 (2007/1603/P) Approved. Erection of a mansard roof extension with rear terrace to maisonette.

21a Princess Road: The addition of a 3rd storey roof extension for residential purposes. Granted 23/04/1986.

29 Princess Street: Erection of a roof extension for the existing house. Granted 01/11/1989.

55 Princess Road 31/08/2009 2009/3411/P: Erection of additional storey to existing 2 storey rear extension of dwelling house (Class C3).

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

DP22 – Promoting sustainable design and construction.

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP29 – Improving access

Camden Planning Guidance 2011

CPG1 (Design)

Primrose Hill Conservation Area Statement

Assessment

Proposal

Planning permission is sought for amendments to a previously approved scheme on 11/04/2011 for the creation of an external staircase from rear roof to terrace to main roof of building and installation of balustrading to main roof to allow use as a terrace. The issues relating to the principle of the mansard roof extension have already been approved. The assessment will focus on the proposed new roof terrace on the roof of the approved mansard roof extension

The proposal would include:

- The installation of an external staircase from lower terrace at the rear to access the upper terrace.
- The upper terrace would be set back 2.7m from the front elevation of the building and would measure 10.4 sq. m. It would be set below the true mansard roof ridge line by approximately 0.1m
- Installation of a glass balustrade set back 1.2m behind the front parapet wall measuring 0.925m and one at the rear set back 1.3m from the rear elevation of the building measuring 0.676m

Assessment

The main considerations as part of the proposal are:

- Design
- Impact on the character and appearance of the conservation area
- Amenity

Design

Architecturally the building would normally include a shallow pitched roof that would terminate at the existing roof level and no further roof extensions or alterations would be considered appropriate. The proposal would alter the approved mansard roof form cutting into the roof to use the roof as a roof terrace. This would also include the installation of an external staircase at the rear and erection of glass balustrades to enclose the new roof terrace area. This would significantly alter the character and appearance of the building. The introduction of an external staircase together with the alteration to the approved mansard roof and the erection of the glass balustrade would be considered to introduce unduly prominent additions that would create an incongruous feature above the approved roof level. This would be considered harmful to the character and appearance of the building.

Impact on the conservation area

Camden Planning Guidance 2011 (design) provides specific advice on the assessment of applications for roof level alterations or extensions. It states that roof extensions will not be acceptable on complete terraces or groups of buildings that have a roof line that is largely impaired by alterations and extensions.

The property is within Primrose Hill Conservation Area. Primrose Hill Conservation Area Statement was adopted in 2001. The Statement includes guidelines that guide the assessment of the application. Guidelines PH18 – PH23 relate to roof extensions and alterations and state that roof extensions and alterations that change the shape and form of the roof are unlikely to be acceptable where:

- it would be detrimental to the form and character of the existing building
- the property forms part of a group or terrace which remains largely, but not completely unimpaired
- the property forms part of a symmetrical composition, the balance of which would be upset
- the roof is prominent, particularly in long views

There is also a paragraph on roof terraces (PH24) which advises that "the creation of high level balconies where they will be visually intrusive or result in partial removal of the roof will be resisted".

The views along Princess Road north east towards 44A Gloucester Avenue is noted as a significant view within the conservation area. Long views of buildings are afforded along Princess Road and this part of the terrace is visible from most vantage points where features such as roof extensions are frequently prominent.

The application site falls within a terrace of properties on Princess Road that runs from Chalcot Road to Gloucester Avenue. The terrace comprises three storey buildings with a lower ground and attic levels. It is acknowledged that there are a wide variety of roof extensions including mansard roof extensions and dormer window styles and sizes on the front elevations of the properties. However the majority of the terrace appears to be unaltered above this roof level with a relatively consistent roof line (ridge line). The properties (nos. 1-65 odds) are identified in the Primrose Hill Conservation Area Statement as making a positive contribution to the

character and appearance of the conservation area.

The relevant test to apply is whether the roof line of the terrace to which the property belongs remains largely unimpaired. In this case the proposal would include cutting into the ridge of the roof of the approved mansard roof and installation of a glass balustrades on the dormer roof that would extend across the width of the roof and would measure approximately 0.925m in height. The cutting into the slope of the approved mansard roof would alter the roof profile of the building and installation of glass balustrade at this level would make the roof terrace more visible from the street. The adjoining properties within this part of the terrace remain largely unaltered with fairly uniform original butterfly roofs with no other extensions above the existing ridge of the roofs. The balustrade would increase the height of the building when viewed from the street. This would substantially alter the existing fairly consistent roofline of the terrace of buildings and would be harmful to the character and appearance of the terrace and would fail to preserve the character and appearance of the conservation area.

The applicant has included a list of applications that are considered relevant to the assessment of the case however no analysis has been carried out by them to demonstrate how these applications relate to the current proposal. The properties include nos. 15, 27, 29, 51 and 55 Princess Road that are listed under the heading "significant projects". These applications include mansard roof extensions with terraces. However none of these approved schemes include a roof terrace on the top of the mansard. The principle of the mansard extension has already been approved by the current consent and is not in dispute by the Council.

Amenity

The properties to the rear of the application site front onto Edis Street and include nos. 20, 21, and 22 Edis Street. The main rear elevation of no. 21 Edis Street is approximately 14m from the main rear elevation of the application property. This property is similar in height to the application site. The roof terrace would be set back 2.5m from the main rear elevation of the building (separation distance of 16.5m with no. 21 Edis Street). The proposed new terrace would allow views across the roofs and windows of the adjoining properties. However there is already mutual overlooking between the existing windows on the rear elevations of the properties. If the proposal would considered acceptable in all other matters a condition could be attached to ensure that the glass balustrade on the rear was obscure glazed. The proposal would not increase the level of overlooking into the adjoining properties to a significant degree that would demonstrate any harmful overlooking.

Concern has been raised by neighbouring properties regarding possible unacceptable noise levels from the use of the roof terrace and external staircase. Although the roof terrace would be at a higher level there are other external roof terraces on the closet wing extensions of adjoining properties along Edis Street. It is considered that the proposal would not result in any further noise generation than that which is currently experienced by the existing external roof terraces.

Conclusion

Refuse planning permission

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