

Delegated Report	Analysis sheet	Expiry Date:	15/06/2010
	N/A / attached	Consultation Expiry Date:	02/06/2010

Officer	Application Number(s)
Connie Petrou	2010/2031/P

Application Address	Drawing Numbers
8 Spencer Rise London NW5 1AP	See decision notice

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

Proposal(s)
Erection of mansard roof to front and rear elevation of existing house (Class C3)

Recommendation(s):	Refuse Planning Permission
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Application Type:	Householder Application
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Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	

Consultations

Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	Site notice displayed on 12 th May 2010. Nine adjoining neighbours were notified of the development by letter.
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CAAC/Local groups* comments: <small>*Please Specify</small>	None
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Site Description

The site is within a three storey terrace block of late Victorian design. It is located on the southern side of Spence Road, close to the junction with York Rise. From Dartmouth Park, Spencer Road is flat then has a steep decline down to York Rise and on both sides of the street the buildings step down the hill.

The street frontage of the house is finished in brick, with rendered ground floor. The building is in use as a single family dwelling house and in a predominantly residential area. The property has a narrow plot width and slightly set back from the road. The property has a valley roof hidden behind a flat parapet.

The building is not listed but lies within the Dartmouth Park Conservation Area. It is identified as

making a positive contribution to the Conservation Area.

The middle section of Spencer Rise at numbers 14-22 is marred by a number of mansard roof additions and these are noted within the Conservation Area statement that their design and visibility has made them too prominent for the street.

Relevant History

There is no relevant history for the site.

Relevant policies

Replacement Unitary Development Plan 2006

S1, S2 Sustainable Development
SD6 Amenity for occupiers and neighbours
B1 General Design Principles
B3 Alterations and Extensions
B7 Conservation Areas

Camden Planning Guidance 2006

Dartmouth Park Conservation Area statement

LDF Core Strategy and Development Policies

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving heritage / conservation areas
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage / conservation areas
DP26 - Managing the impact of development on occupiers and neighbours

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal

The application seeks to introduce a mansard roof to a Victorian terraced property. The mansard roof would occupy the existing roof area, extending across the whole frontage and increasing the height of the building by 0.8m above the parapet wall.

Assessment

Policy B1 states that the Council will grant permission for development that is designed to a high standard; Policy B3 states that the Council will not grant planning permission for roof alterations or extensions, which cause harm to the architectural quality of the existing building and that of surrounding buildings. Policy B3 justification para. 3.31 states "Development should not undermine any existing uniformity of a street. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations or extensions". Paragraph 3.34 further acknowledges that some roof alterations and extensions to individual roofs need to be treated with sensitivity, such as"where the topography or alignment of the streets allow views of the rooflines, rooftops, projecting party wallsor"Where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form". Policy B7 states that the Council will only grant planning permission for development in a Conservation Area that preserves or enhances the special character and appearance of the area.

Section 41 (Roofs and terraces) 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":

- a) there is an unbroken run of valley roofs;
- b) 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 co-ordinated design;
- c) buildings or terraces which already have an additional storey or mansard;
 - d) buildings or terraces which have a roof profile that is exposed to important views from public spaces;

The Conservation Area statement identifies that the roofscape in the Conservation Area is particularly sensitive because of the variation of levels and general layout of plots allows for a variety of views onto roofs and between buildings. It is therefore important to consider the impact of roof alterations in the broader context and their visibility from high points in the area and beyond.

As a whole this part of the terrace (numbers 2-12) retains an unbroken historic roofline which steps down towards York Rise. The proposed mansard roof extension would not be a sympathetic subsidiary feature and would undermine the integrity of the existing roof form and create an unfortunate visual interruption in the stepped roof line. Because of the stepping of the terrace down to York Rise and the location of the site close to the junction with York Rise the proposed extension would also be more prominent in views from York Rise, both to the front elevation and the rear elevation of the property.

The proposed mansard roof extension would be contrary to Camden Planning Guidance which states that a roof extension would be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions. At numbers 14-22 Spencer Rise there are a number of rooftop additions which erode any sense of architectural cohesion and have made their host building too prominent in the street. The proposal has the potential to further exacerbate this situation through the loss of one of the few remaining unimpaired rooflines in this locality. It should also be noted that numbers 14-22 are distinct from the part of the terrace that the application site is located (numbers 2-12) because they are of a different architectural style that steps down from the application site.

The valley roof form is considered to be of importance to the special architectural interest of the building. Works proposed would result in the infilling of the valley roof and therefore would be contrary to UDP policies B1, B3, B7 and supporting planning guidance.

On the basis of the above, the proposal would be unacceptable in principle; the roof extension would significantly increase the building's height, giving the building an unacceptable amount of additional bulk in both long and short views; detracting from the roofscape. In terms of height, location and setting, the proposed roof extension would not be subordinate to the host building and is thus unacceptable

It is considered that the detailed design and materials of the proposed mansard are not unacceptable in themselves, however the principle of a roof extension in this location as discussed above is considered unacceptable.

Amenity

The proposal is not considered to be harmful to the amenity of neighbouring occupiers with regard to its impact on sunlight, daylight, privacy and outlook and is considered to be consistent with Policy SD6 of the UDP.

Recommendation: Refuse

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