

Delegated Report		Analysis sheet		Expiry Date:		09/02/2010	
		N/A / attached		Consultation Expiry Date:		13/01/2010	
Officer				Application Number(s)			
Hannah Parker				2009/5677/P			
Application Address				Drawing Numbers			
37 Goodge Street London W1T 2PU				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a roof extension to create additional living accommodation at 4th floor level and installation of front and rear roof terraces to residential flat (Class C3).							
Recommendation:		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	22	No. of responses	05	No. of objections	05
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from the 23/12/2009 until the 13/01/2010</p> <p>Summary of objections:</p> <ul style="list-style-type: none"> Noise nuisance Overlooking No examples of roof extension No access from Colville side so it is very private. This will be lost Los of views of the horizon Noise during construction Building works may expose weakness in existing structure 					
CAAC/Local groups comments:		<p>Charlotte Street CAAC: Very Strong objection This is an 18th century house with its original roof. It should be listed.</p> <p>Charlotte Street Association: Object to roof extension on grounds of overlooking, loss of privacy and noise nuisance.</p>					

Site Description

The application site refers to a four storey terraced house on the south side of Goodge Street. The ground floor of the unit is in commercial use. The property is situated in the Charlotte street conservation area. The property itself is not listed but the adjoining property at no.35 is.

Relevant History

N12/41/9/35902(R1)

Erection of a conservatory extension and the formation of a terrace at roof level, the formation of a new window opening on the front elevation at third floor level and the erection of a small conservatory extension at half landing level between the ground and first floors at the rear.

Granted 1983

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7– Conservation Areas.

SD6 – Amenity for occupiers and neighbours

T12 – Impact of works on the highway

Camden Planning Guidance December 2006

Charlotte Street Conservation Area Statement

Assessment

The erection of a roof extension with roof terraces to the front and rear of the extension.

Main Considerations

- Impact on host building and the conservation area
- Neighbourhood amenity

Impact on host building and the conservation area

Principle of the roof extension

The roof extension is not considered acceptable in principle. The application site forms part of a group of buildings whose roof slope are largely unimpaired. It is acknowledged that the property at no.35 has an existing extension to the roof. However, this is an old addition and the majority of the roof is used as a terrace. There are no large extensions comparable to what is proposed at no.37.

The Charlotte Street Conservation Area Statement was published last year and highlights the potential harm of roof additions where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block. This guidance is considered to relate specifically to the situation on the current application.

Detailed design

Notwithstanding the fact that the principle is unacceptable, the proposed roof extension design is not in keeping with its traditional surroundings. The curved roof constructed of single a ply membrane is not considered sympathetic to the architectural style of the host building. The window/door configuration at roof level does not respect the window fenestration below. No attempt has been made to reflect the timber sash windows on the existing building. Although it is acknowledged that, due to the set back position, the extension will not be easily visible from the public realm, the works are considered to distort the architectural composition of the building. Also, the glass balustrade proposed to be located up against the front parapet will look out of keeping and is considered to draw attention to the roof level addition.

To the rear, the butterfly parapet would be altered to accommodate the glass balustrade which would involve the partial building up of the parapet. This will further distort the roofscape. Although the rear cannot be seen from the public realm it is visible from the houses along Colville Mews and the butterfly parapet is a key part of

the original roof design.

Neighbourhood amenity

A number of objections have been made regarding loss of privacy and overlooking. The houses on the opposite side of the street are approximately 16m away. Although Camden guidance prefers a distance of 18m from habitable room to habitable room this is not always practical. There are already a number of windows on the front elevation of Goodge Street which overlook each other at this distance. The additional storey is not considered to increase significantly upon the amount of overlooking which already exists.

The same reasoning applies to the properties at the rear where the properties lie a considerable distance closer. There is already a certain degree of overlooking between these properties. The additional storey is again considered not to add significantly to overlooking considering what already exists. The houses on Goodge street are a storey higher than those on Colville already so adding an extra storey on top would mainly allow for views over the roof tops.

It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Regarding noise nuisance, beyond what would be expected in an ordinary domestic situation, there is no reason to think that the occupants of the terrace will be using it in a way that noise nuisance will occur.

Recommendation Refuse Permission

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