

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		31/12/2009	
				<b>Consultation Expiry Date:</b>		09/12/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				1. 2009/4735/P 2. 2009/4736/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
76B Delancey Street London NW1 7SA				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
<ol style="list-style-type: none"> <li>Erection of mansard roof extension over existing roof terrace to provide an additional bedroom and bathroom for existing maisonette (Class C3).</li> <li>Internal and external works associated with the erection of a mansard roof extension over existing roof terrace to provide an additional bedroom and bathroom to existing maisonette (Class C3).</li> </ol>							
<b>Recommendation(s):</b>		<ol style="list-style-type: none"> <li>Grant planning permission with conditions</li> <li>Grant listed building consent with conditions</li> </ol>					
<b>Application Type:</b>		Full Planning Permission Listed building consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>10</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<u>Camden Town CAAC</u>  No objection: a definite improvement on the existing scheme					

## Site Description

A mid-terrace residential property on the north side of Delancey Street. The terrace comprises 11 four and five storey buildings all of which are grade 11 listed. The property dates from the mid 19th century. The application premises comprise two self-contained maisonettes, 76B is over the 1st and 2nd floor. The roof is currently in use as a terrace. The site is located in Camden Town CA.

## Relevant History

18/09/2009 Previous application withdrawn (2009/1491/P and 2009/3033/L). Reason summarised in assessment below.

2 Delancey Street

05/09/1984 8470140

Works in connection with the change of use to a self-contained flat in the basement and an 8-bedroom hostel above together with a roof extension and alterations to the rear elevations

74, 76 and 78, Delancey Street

11/07/1975 CTP/J11/16/B/20123

Planning permission for the change of use to five self-contained maisonettes and one self-contained bedsitting unit, including works of conversion, rebuilding of rear extensions, provision of bin enclosure at front, and a staircase and terrace on roof of No.76.

68 Delancey Street

17/12/2004 appeal dismissed

The erection of a mansard roof extension with rear roof terrace.

Reason for refusal:

The proposal, by reason of its scale, form and detailed design, is unsympathetic and detrimental to the character and appearance of the listed building and conservation area. The proposal is therefore contrary to policies EN1 (General environmental protection and improvement), EN13 (Design of new development), EN22 (Extensions to existing buildings), EN24 (Roof alterations and extensions), EN31 (Character and appearance of conservation areas) and EN38 (Preservation of listed buildings) of the London Borough of Camden Unitary Development Plan 2000, section 2.8 of the London Borough of Camden Supplementary Planning Guidance 2002 and section 9 of the Camden Town Conservation Area Statement (1997).

68 Delancey Street

13/08/2004 2004/2585/P Planning permission for the erection of a mansard roof extension with dormer windows and rear roof terrace including internal alterations to top maisonette.

2004/4843/P & 2004/4846/L Erection of mansard roof extensions to single dwelling houses at Nos. 46 and 48 (Renewal of planning permissions dated 23/11/1999 ref: PE9900538 & PE9900540). Granted 24/12/2004.

48 Delancey Street

18/12/2008 2008/3585/P Planning permission for the erection of a mansard roof extension with front and rear dormer windows and raising of party wall to the dwelling house.

## Relevant policies

Replacement UDP SD6; B1, B3, B7, B6

Camden Planning Guidance: conservation areas; daylight; design; extensions; listed buildings; overlooking; roofs and terraces

Camden Town Conservation Area Statement

## Assessment

Previous applications (2009/1491/P and 2009/3033/L) withdrawn

Advice given by C&UD

The profile and dormer detailing seemed acceptable to the front, however rooflights proposed to the rear were considered inappropriate. All other mansards have dormer windows and in order to maintain an element of unity they should also be introduced here. Drawings should refer to timber sliding sash windows and natural slates.

Internal alterations required further investigation as no information was submitted concerning the building's interior before recent works took place.

### Proposed

A mansard roof extension over an existing roof terrace and stair enclosure. Additional space would be used to provide a third bedroom and second bathroom for the upper level maisonette. Two dormer windows would be installed in the front roof slope and two to the rear.

The party wall on the roof would be extended with bricks to match existing. The 'V' shaped parapet wall to the rear would be re-instated, replacing the existing horizontal parapet. Existing railings and trellis associated with the use of the roof as a terrace would be removed. Chimney pot would be retained, the height of the chimney stack would be raised by 700mm to match the height of the stack on the other side of the roof. This would allow for the new mansard and party wall construction, also brick to match existing. Windows would be timber sliding sash with lead flashing details, natural slate would be applied.

Internal alterations include alterations to stairs to provide access to the new third floor. A partition would be demolished to enable refurbishment of the bathroom.

### Consideration

There are no amenity issues to be considered. There would be no overlooking or loss of light to neighbouring premises. Therefore the only matter to be considered is impact on the special historic character of the listed building, and the character and appearance of the conservation area.

### Mansard roof

It is noted that in his decision letter dated 17/12/2004 (68 Delancey Street) the Inspector declared that in order to preserve the important aspects of the listed building, its contribution to the group value of the terrace, and the character and appearance of the conservation area, it is necessary to encourage a certain level of conformity. The Delancey Street sub-area of the Camden Town Conservation Area is already characterised by a large number of mansard roofs. Some of the terraces in the street were constructed with mansard roofs as uniform pieces; others have undergone additions over time on a piecemeal basis.

On this building the original valley roof form has been removed and replaced with a flat roof and stair enclosure. The application property is situated within a terrace of properties that include a number of mansard additions or altered roof forms. Dormer windows have been installed in all existing mansards to the rear within the terrace. Within this context, where the original roof form has already been lost and no discernible unified roof profile along the terrace remains, the principle of a mansard roof extension is considered acceptable. The design of the roof extension has been amended from that previously submitted (application withdrawn) and is considered acceptable. The re-instatement of the valley roof is welcome. The current application originally included double glazing with adhered glazing bars. The applicant was advised that this was unacceptable on a listed building. Revised drawings were subsequently submitted, amended to include single glazing with integral glazing bars to match the lower floors. To the front the profile and dormer detailing proposed are considered acceptable.

Development proposed follows Camden Planning Guidance which states that mansard roof extensions are usually the most appropriate for a Georgian or Victorian dwelling; they are often the most historically accurate solution for traditional townscapes. The design proposed respects site and setting and improves the attractiveness of the area in line with UDP policy B1(gen. design). It is also in compliance with policies B3 (extensions) that requires preservation of the architectural integrity of the existing building and B7 (conservation areas) preservation/enhancement of the character and appearance of the conservation area.

### Internal works

The stair to the roof is a non-original structure and as such there would be no objection to its replacement. At the time of the site visit earlier in the year it was clear that internal refurbishment had just been completed. The

applicant was reminded that unauthorised works to a listed building is a serious matter constituting a criminal offence and advised to submit an application for consent for works already carried out and those proposed. The current application includes alterations to rectify unauthorised works identified, (opening up the double doors and removing the lobby on the first floor). During the site visit for the previous application it was clear that there was little historic fabric internally, unfortunately there is no record of whether any features which have been removed as part of the current refurbishment. As the building had been converted to flats it is likely that many features were removed then and without any evidence to indicate to the contrary it would not be justifiable to insist on the reinstatement of any architectural features.

The relocation of the kitchen on the first floor from the rear to the front is considered acceptable. There are no vents through the front elevation and internal servicing has been run sensitively.

On balance internal works do not conflict with policy B6 (listed buildings) and are considered acceptable.

#### **Transport**

There are no highways implications associated with this proposal. An additional residential unit is not proposed, the mansard extension would provide space for a second bathroom and a third bedroom for the existing upper level maisonette.

#### **Recommendation**

Grant planning permission with conditions

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