

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/12/2009	
		N/A		<b>Consultation Expiry Date:</b>		16/11/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2009/3602/P 2009/ 3626/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
61 Albert Street London NW1 7LK				Refer to draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
				Charlie Rose			
<b>Proposal(s)</b>							
Erection of mansard roof extension to existing single family dwellinghouse (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission Grant Listed Building Consent					
<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	27	No. of responses	01	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed from 23/10/2009 until 13/11/2009  <b>Adjoining occupiers/owners</b> A letter of support was received from the occupants of Flat C, 59 Albert St.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<b>Camden Town CAAC</b> No reply to date  <b>English Heritage</b> Authorisation to determine as seen fit (letter dated 16/11/2009).  <b>GOL</b> have written to confirm that they do not wish to call the application in.					
<b>Site Description</b>							
The application site comprises an existing mid terrace grade II listed building situated on the western side of Albert Street. The property dates from the mid C18 <sup>th</sup> , is situated in Camden Town Conservation Area and is currently occupied as a single family dwellinghouse.							
<b>Relevant History</b>							
9003287 – Planning permission was granted in September 1990 for the erection of a mansard roof extension.							
8903155 – Planning permission was refused in April 1990 for the erection of a mansard roof extension.							
PE9900122 – Planning permission was refused in August 1999 for the conversion of a flat and a maisonette into single family dwelling; the erection of a mansard roof extension with front dormers and a rear roof terrace, incorporating the reinstatement of the rear "butterfly" parapet; and the replacement of an existing rear upper							

ground floor window with French doors and balcony.

## **Relevant policies**

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### **London Borough of Camden Replacement UDP 2006**

- SD1 Quality of Life
- SD6 Amenity of Occupiers and Neighbours
- H1 New Housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B6 Conservation Areas
- B7 Listed Buildings

### **Camden Planning Guidance**

#### **Camden Town conservation area appraisal and management strategy**

## **Assessment**

### **Proposal**

Planning permission and listed building consent is sought for the erection of a mansard roof extension to existing single family dwellinghouse.

### **Land Use**

The proposed development is to provide additional residential floorspace to an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

### **Impact on the Listed Building**

Policy B6 of the UDP (2006) states that alterations or extensions should not harm the special interest of the listed building whilst Policy B7 states that the character and appearance of the Conservation Area should be either preserved or enhanced.

Camden Planning Guidance states that mansard roofs are a traditional means of incorporating additional floorspace into a building without adding height or bulk of a full storey. It also states that roof extensions are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings.

In this instance the original butterfly roof and rear butterfly parapet has been removed as part of approved works to add a second storey rear extension with a roof terrace in 1978. The works included extending the staircase to roof level. In this regard the proposed works would not result in the loss of historic fabric or the original roof form or harm to the staircase.

The dwelling sits between two properties on the terrace which already have mansard roof extensions. In this regard the proposed mansard would not look at odds on the terrace or break and largely unbroken run of roofscapes. This is considered to preserve the special character of the listed terrace and character and appearance of the Camden Town Conservation Area.

In listed building and Conservation Area terms, the design of the proposed roof extension conforms with Camden guidance and is of an appropriate design, height and appearance, and would not constitute harmful alteration to the appearance of the terrace, front or rear. Conditions have been added to the permission requesting detailed drawings of the new doors and samples of the new roof slate.

For the reasons stated above the proposed works are not considered to harm the special character of the grade II listed dwelling and terrace and would preserve the character and appearance of the Camden town Conservation Area in compliance with policies B1, B3, B6 and B7 and the Camden and English Heritage guidance. As such it is recommended that the application be approved.

### **Amenity Issues**

The proposed mansard will not adversely impact on the adjacent properties with regards to daylight/sunlight or sense of enclosure as there are no neighbouring windows which directly face the roof of the application site. Furthermore, the adjacent properties will continue to enjoy an open aspect from their front and rear windows and there will be no loss of privacy as a result of the proposal. The proposed development is therefore

considered to accord with Policy SD6 of the Unitary Development Plan 2006.

**Conclusion**

The proposed mansard roof extension is considered to be sympathetic in design and in no way detrimental to the special interest of the listed building or to the amenity of neighbouring residential properties. The proposal is considered to broadly comply with the provisions of Policies SD1, SD6, H1, B1, B3, B6 and B7 and the guidelines set out in Camden Planning Guidance.

**Recommendation:** Grant planning permission and grant listed building consent.

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