

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 2<sup>nd</sup> November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b> Members Briefing		<b>Analysis sheet</b>	<b>Expiry Date:</b>	03/11/2009
		N/A	<b>Consultation Expiry Date:</b>	08/10/2009
<b>Officer</b>			<b>Application Number</b>	
John Sheehy			2009/4052/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
22 Delancey Street London NW1 7NH			Refer to draft decision	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal</b>				
Erection of a mansard roof extension with three front rooflights and insertion of two new and two replacement windows at the first and second floor rear elevation to create additional living accommodation for the dwellinghouse.				
<b>Recommendation:</b>		Grant conditional permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	2	No. of objections	2
			No. electronic	0		
Summary of consultation responses:	Site notice displayed from 18 <sup>th</sup> June to 9 <sup>th</sup> July.  Objections received from occupiers of 24 Delancey Street, 103 and 105 Arlington Road. The following points were raised: <ul style="list-style-type: none"><li>• Loss of sunlight and daylight to neighbouring occupiers;</li><li>• Overshadowing of neighbouring gardens and terraces;</li><li>• Objection to the new windows on the rear elevation due to loss of privacy to gardens and nearby terraced properties;</li><li>• Substantial vertical height to the rear;</li><li>• Original concrete sign on the flank wall of 24 Delancey Street would be lost; and</li><li>• Are the owners of 101 Arlington Road aware that this application is under consideration?</li></ul>					
CAAC/Local groups comments:	Camden Town CAAC was consulted; no response has been received to date.					

## Site Description

A two storey terraced house on the northern side of Delancey Street, in part of the former back garden of 18 Delancey Street/ 99 Arlington Road, a de-licensed public house. The building dates from the mid 19<sup>th</sup> century.

The house is 3 bays wide – the frontage measures 10.2m in length. It has a flat roof and a shallow rear garden.

Although not listed the building on the site is identified as making a positive contribution to Camden Town Conservation Area in which it is located.

## Relevant History

### Application site

**August 1972** Planning permission granted for conversion of de-licensed public house and erection of roof extension to provide six self contained flats, at 18-22 Delancey Street N.W.1., ref. 13715.

**September 1980** Planning permission granted for erection of a side extension at first floor level to provide an additional bedroom, ref. 30848.

**October 1998** Planning permission refused for erection of additional storey in the form of a mansard roof extension and alterations to the rear extension including creation of a balcony at rear second floor level, ref. PE9800591. Reasons for Refusal:

- The proposed roof extension would have an adverse impact on the appearance of the building and the surrounding Camden Town Conservation Area, by virtue of its architectural relationship to the rest of the building and the street scene. The proposal is contrary to policies EN33 and EN57 of the emerging Unitary Development Plan and the Council's Supplementary Planning Guidance relating to roof extensions.
- The proposed second floor balcony would result in unacceptable levels of overlooking into the rear garden of Arlington Road resulting in a loss of amenity for the occupiers of these properties. The proposal is therefore contrary to policy DS5 of the emerging Unitary Development Plan.

**August 1999** Appeal dismissed against refusal of planning permission for erection of additional storey in the form of a mansard roof extension and alterations to the rear extension.

**July 2009** Application for erection of a mansard roof extension to create additional living accommodation, replacement of two windows with six new windows at rear and three new windows at front of residential dwelling (Class C3) withdrawn prior to assessment by officers, ref. 2009/2246/P.

### Other sites

**April 1984** No. 24 Delancey Street: Planning Permission granted for erection of a roof extension, ref. 8400524.

**March 2009** No. 26 Delancey Street: Planning Permission granted for erection of a mansard roof extension and a first floor rear extension to create additional habitable space, ref. 2009/0701/P.

## **Relevant policies**

### **Camden Development Plan 2006**

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation Areas

### **Camden Planning Guidance 2006**

**Camden Town Conservation Area Statement**

**Camden Town Conservation Area Appraisal and Management Strategy**

## Assessment

**Proposal:** erection of a mansard roof extension to create additional living accommodation, and replacement of two existing rear windows with 4 new windows on the 1<sup>st</sup> and 2<sup>nd</sup> floor rear elevation.

The front of the roof extension would have three conservation style rooflights. The rear roof slope would have 2 conservation style rooflights. The brick wall of the rear elevation would be extended vertically and the base of the mansard roof would be positioned on top of this wall. The height and profile of the mansard extension would exactly match the rear elevation and mansard roof of the adjoining 20 Delancey Street.

The mansard roof would increase the overall height of the building by 1.95m; and the height of the stepped rear wall by 1.0m and 1.5m.

## Assessment

The main issues for consideration in the assessment of this application are:

- design/ impact on Conservation Area; and
- impact on neighbour amenity.

### Design/ Impact on Conservation Area

The proposal is considered to be acceptable in design/ Conservation Area terms for the following reasons:

- The base of the mansard roof would be set back behind the front parapet by 0.3m and, to the rear, the base of the roof would be positioned on top of the rear wall. As noted above, the height and profile of the proposed mansard roof would exactly match the existing mansard roof of 20 Delancey Street. Due to its size, location and form, the proposed roof extension is considered to be subordinate to the host building and would not result in an excessively bulky or obtrusive extension.
- The front rooflights within the mansard roof would be positioned to align with the windows on the façade below and would match the position of the rooflights of 20 Delancey Street in terms of clearance from the knee of the mansard. The proposed front and rear rooflights would be conservation style rooflights, flush with the plane of the roof.
- The windows on the rear elevation would be timber framed sash windows. Brick is also proposed for the rear elevation. These traditional materials will assist in integrating the proposed development with the host building and the surrounding Conservation Area.
- Mansard roofs are a common feature of buildings within the Conservation Area and particularly buildings of this age and style. The taller buildings either side of the application property would mean that a new addition would not look out of place or obscure the roofscape along the street.
- The building is located close to the junction of Delancey Street and Arlington Road, however it

is a mid-terrace property and the roof level is not particularly prominent in long views along Delancey Street or Arlington Road. Camden Town Conservation Area Appraisal and Management Strategy does not identify the building as part of a key view (the curve of Delancey Street further west on Delancey Street is identified as a key view) nor is it identified as a focal building in any long view within the Conservation Area.

- The Council's decision dated October 1998 (see relevant history section) took into consideration the Supplementary Planning Guidance and Conservation Area Statement. The SPG stated that mansard roofs are considered inappropriate on buildings less than basement and three storeys in height; and the Conservation Area Statement stated that where gaps between buildings have already developed the height of the infill should be restricted to either single or two storeys. The Inspector's decision, in which the appeal was dismissed, gave particular weight to the SPG and CAS. The SPG which guided the above decisions has now been superseded by new Camden Planning Guidance (adopted December 2006) and the Camden Town Conservation Area Statement by Camden Town Conservation Area Appraisal and Management Strategy (adopted October 2007). Neither of the above policies/ guidance are contained in the current guidance, and there is no replacement guidance or policy which includes specific guidance of a similar nature. There is therefore no current policy framework or guidance on which to base a refusal of the application. The application has been assessed on its own merits and against the current policy framework and guidance and is considered to be acceptable in design terms. The application is considered to preserve the character and appearance of the Conservation Area.
- An objector to the proposal stated that the original concrete sign on the flank wall of 24 Delancey Street would be lost as a result of the proposal. This sign is positioned low on the flank wall at second floor level and is set back from the street frontage. Only a very small portion of this sign (the corner of the frame) is visible in long views from the opposite side of the street. No other part of the sign is visible from the public realm. Because it is predominantly hidden, the sign is not considered to contribute to the character of the application building or the Conservation Area. The Camden Town Conservation Area Appraisal and Management Strategy contains a section on "Commemorative plaques" however this sign is not mentioned here. It is not considered to be reasonable to recommend refusal of this application in order to protect this sign.

The proposal is considered to be discreet alteration which relates to the host building and the surrounding buildings in terms of materials and architectural style and to form a coherent alteration to the building which preserves the character and appearance of the Conservation Area.

#### Amenity

The land to the rear of the site is occupied by the rear gardens of properties on Delancey Street, Arlington Road and Albert Street with the rear of the houses on Arlington Road and Albert Street at right angles to the application site.

Four windows would be inserted to the rear elevation following removal of the existing 2 rear windows. The proposed windows would replicate the views from the existing rear windows and the rear

windows of neighbouring residential properties. Any views from the proposed windows would therefore be at an oblique angle to the properties along Arlington Road and would not allow views deep into the habitable rooms of these properties. Given that there are no buildings directly opposite the site to the rear, the proposal is not considered to result in a material loss of privacy to neighbouring occupiers. The application refused in October 1998 included a rear second floor balcony which would have resulted in a loss of privacy to properties along Arlington Road. No rear balcony is proposed as part of this application.

The objection letters received from the adjoining neighbours at 24 Delancey Street and 103 Arlington Road state that the rear gardens of these properties would be overshadowed by the proposed roof extension and may experience a loss of daylight as a result of the proposal. The rear garden of 24 Delancey Street is north-facing and receives limited direct sunshine apart from early morning and late afternoon/ evening and would not be significantly affected by the proposal. The rear gardens of 101 and 103 Arlington Road are west-facing. Some loss of daylight may be experienced to these garden areas, however the increase in height in the rear wall of the application property is relatively modest, at 1.0m and 1.5m, and this increase in height is located close to the end of both gardens, rather than the rear wall of the properties. In addition the proposed extension is not constructed at the site boundary but is separated from neighbouring properties by the rear garden of the application site. Where there is potential for significant loss of sunlight and daylight to the habitable rooms of neighbouring occupiers the Council will require the submission of a daylight/ sunlight study outlining the impact of a proposal on neighbouring properties. Given the above, a daylight/ sunlight study is not considered to be required in this instance.

The application would not result in additional noise, loss of outlook or other disturbance to neighbouring occupiers. The proposal is therefore considered to be consistent with Policy SD6.

#### Other issues

A consultation letter was sent to the neighbouring property, 101 Arlington Road, in order to notify the occupiers that this application was under consideration.

**Recommendation:** Grant conditional permission