

Delegated Report		Analysis sheet		Expiry Date:		24/07/2008	
		N/A / attached		Consultation Expiry Date:		28/07/2008	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				2008/2643/P			
Application Address				Drawing Numbers			
Flat B 45 England's Lane London NW3 4YD				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a roof extension, three velux roof light within the front roof slope and to the rear folding doors giving access to a roof terrace, creating additional space for the second floor flat.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 07/07/08 to 28/07/08.</p> <p>Adjoining owners/occupiers No reply to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Belsize CAAC referred to their comments to the previous application dated 10/12/2007 and considered those comments are relevant to the current application as well. Their comments as follows:</p> <p><i>"Provided that the proposals are consistent in form, bulk, design and details with other extensions in this terrace, there are no objections."</i></p>					

Site Description

The application relates to a 3-storey mid-terrace property on the south-western side of Englands Lane within the Belsize Conservation Area. The property is in commercial use at ground floor with 2 self-contained flats above.

Relevant History

Application Property:

Ref: 2004/3374/P – Planning permission was granted on 24/09/2004 for the formation of a roof terrace at the rear involving the installation of railings around the flat roof of the existing three-storey rear projection and the replacement of an existing window within the rear elevation with a door to provide access as a modification to the existing top floor flat.

Ref: 2007/5351/P – Planning permission (ref: 2007/5351/P) was refused on 08/01/2008 for erection of mansard roof extension with rear terrace to enlarge existing flat. Reasons for refusal are summarized below:

“The proposed roof extension, by reason of its design, bulk, mass and materials, would be an incongruous addition which would impair an unbroken roofline to the detriment of the architectural integrity of the building, the terrace which it forms part of and the character and appearance of the conservation area contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006, supporting advice contained in Camden Planning Guidance 2006 and Belsize Conservation Area Statement.”

Ref: 9100101 – Planning permission was refused in July 1992 and a subsequent appeal was dismissed for erection of a mansard roof extension and rear infill extensions for Class B1 and residential uses at 41-55 Englands Lane.

Neighbouring Properties:

30 England's Lane – Planning permission (ref: 2006/0910/P) was granted on 13/04/2006 for erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings) and retention of existing roof terrace as works to 3rd floor flat.

36 Englands Lane – Planning permission (ref: 2004/1725/P) was granted on 19/07/2004 for erection of roof extension to provide additional habitable space for the maisonette on the upper floors.

38 Englands Lane – Planning permission (ref: P9600124R1) was refused on 23/05/1996 for erection of roof extension to provide additional accommodation to the top floor flat.

39 Englands Lane – Planning permission (ref: PW9802417) was granted on 22/07/1998 for erection of roof extension on top of the side addition.

Relevant policies

Replacement UDP 2006

S1/S2, SD6, B1, B3, and B7.

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal

The proposed roof extension would be exactly the same as the previous scheme (ref: 2007/5351/P) which was refused.

This application proposes a roof extension with a pitched front slope containing 3 velux windows and a vertical rear face containing French windows which open out onto a rear terrace. Railings are proposed behind the rear parapet of the main rear elevation of the property to enclose the proposed terrace. The proposal would provide additional floorspace to the existing flat at second floor level.

Assessment

The property forms part of a terrace which is identified as making a positive contribution to the Belsize Conservation Area. The Conservation Area Statement advises that roof extensions will not be acceptable on largely unimpaired rooflines.

The roofscape along this particular terrace is wholly unimpaired and therefore any proposed roof extension is considered to be unacceptable in principle. It noted that the some of the properties on the opposite terrace to the application site have various roof extension and alterations. That would not be a relevant material consideration as the rooflines of the terrace which the application property forms a part are uniform and unimpaired.

It is recognised that the extension has been designed to reduce its visibility and prominence when viewed from Englands Lane. However, it may still be visible in longer views along the street and would certainly be visible from the upper floors of properties opposite.

Indeed, the design appears rather contrived and is considered to be an inappropriate addition to the host building which would impair an unbroken roofline to the detriment of the architectural integrity of the building and the terrace which it forms. The proposal is considered to detract from the character and appearance of the streetscene and the conservation area generally.

Furthermore, the application proposes 'Eternit' roof slates which are not common in the Conservation Area. If a roof extension were considered to be acceptable, natural slates would be required. Timber window frames would be appropriate.

Due to the relationship with neighbouring windows, the proposed terrace to the rear is unlikely to result in any significant overlooking.

Recommendation: Refusal

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