



# The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

(RP) JG6

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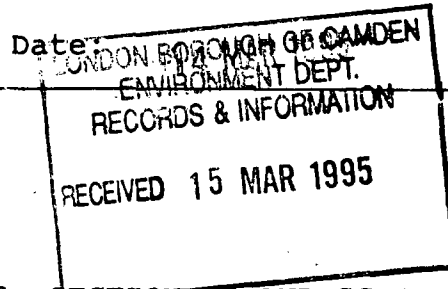
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Mr G J Stubbs  
Spring Rose Cottage  
Sandford St Martin  
OXON  
OX7 7AH

Your Ref: G Stubbs

Our Refs:  
T/APP/X5210/A/94/245127/P8  
T/APP/X5210/E/94/811223/P8



Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6  
APPEALS BY D TOWNSEND ESQ  
APPLICATION NUMBERS:- PL/9400754 & HB/9460083

1. I have been appointed by the Secretary of State for the Environment to determine appeals against the decisions of the London Borough of Camden Council to refuse planning permission and conservation area consent for internal and external alterations which would entail the removal of the existing roof structure at the top flat, 31 Fitzroy Road, Primrose Hill, London, NW1. I have considered the written representations made by you and by the Council, and also those made by other interested persons including those made directly to the Council and forwarded to me. I inspected the site and its surroundings on 6 February 1995.

2. This property is situated in the Primrose Hill Conservation Area, and I am obliged, in accordance with Section 72(1) of the Planning (Listed Buildings Conservation Areas) Act 1990 to pay special regard to the desirability of preserving or enhancing the character or appearance of that area. From the representations made, and from my visit to the site, it is clear that the main matter at issue in these cases is the effect of this proposal upon the character and appearance of this conservation area.

3. This conservation area is characterised by a quite formal layout of streets and a considerable uniformity in the terraces of properties within that layout. This appeal property is a three storey end of terrace house with an attic room served by a rear dormer window. It has been converted into flats, with these appeal premises comprising the second and third floors. This proposal would raise the existing roof at both front and rear into a mansard form of construction, although set in from the existing eaves behind a small area of retained original roof slope. Two new dormers would be



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introduced at the front. At the rear there would be a single dormer and a roof balcony with full length glazed doors behind.

4. The Council have referred to policies in the adopted Borough Plan which seek to ensure that new development is of a good standard of design and sensitive to the scale and character of the surrounding area and to retain, conserve and enhance areas of architectural quality or character. The draft Unitary Development Plan sets out similar aims, making more specific reference to preserving or enhancing the character and appearance of conservation areas. The Council have also referred the requirements of Section 72 of the 1990 Act, and to guidance given in PPG15.

5. The Council take the view that this proposal would be a fundamental and uncharacteristic alteration of the roof form along this frontage, which would disrupt the rhythm of this terrace. You maintain that this extension has been carefully planned to be in keeping with the character of the area and contained within the existing lines of the buildings. You state that loft extensions are common in the area, that your own terrace and that adjoining do not have unspoilt roof lines, and that there are other discordant elements nearby in the street scene. You believe it likely that eventually all the properties in the area will have a loft extension, without any noticeable change to the character of the area, and that this should be encouraged.

6. The Council acknowledge that other properties in this area have had roof extensions, but point out that most of the other terraces in the area have a characteristic front parapet to the roof, which helps maintain the homogeneity of the terrace. In contrast, the terrace in which this property is situated, and that adjoining, do not have parapets, but have shallow pitched roofs rising directly from a continuous eaves lines from the front to back to a central ridge. The Council maintain that this proposal, rising from that shallow pitch, would be clearly seen from both long and short viewpoints, and would have a detrimental affect upon the character and appearance of the area.

7. In viewing the various nearby roof extensions to which you have indicated, I formed the impression that they neither individually nor collectively enhance or conserve the character or appearance of this area. However, I am mindful that some of them are of an age which may well pre-date current conservation area legislation, policies and guidelines. I am also mindful that many of them are in terraces which retain a front parapet, and that this does very much mask any roof variations to the rear. Much of the character of the area still derives from an overall feeling of homogeneity.

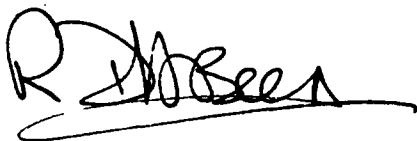
8. This appeal property would be highly visible from Fitzroy Road to the front. Although there is one small dormer further along this terrace, the front roofs of this group of buildings are largely unspoiled. I consider that this extension would

be out of keeping with this existing original roof form, and that it would form a considerable disruption to the uniformity of the terrace, which would be harmful to its character and appearance and that of the conservation area as a whole. Although the rear roof slope can only be glimpsed from a limited number of public viewpoints at street level, I consider the altered shape and the extensive glazing proposed also to be very much out of keeping with the character of this terrace, and of considerable harm to the character and appearance of this conservation area.

9. Conservation area consent for the demolition of the roof has been refused on the grounds that this would be inappropriate in the absence of an approved replacement scheme, and I consider this to be both reasonable and necessary. I have taken into account all other matters raised, but have found nothing which would either alter or add to the conclusions which I have reached from my consideration of these main issues above.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss these appeals.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R D Hiscox', with a horizontal line underneath.

R D HISCOX    MA(Oxon) DipTP ARICS MRTPI  
Inspector