

Delegated Report		Analysis sheet		Expiry Date:		30/03/2007	
		N/A / attached		Consultation Expiry Date:		06/03/2007	
Officer				Application Number(s)			
Cassie Plumridge				2007/0554/P			
Application Address				Drawing Numbers			
Flat 4 2 Crossfield Road London NW3 4NS				Site Location Plan; 001; 002; 003; 004; 005; 006.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of railings in front roof slope and enlargement of dormer window in order to create a roof terrace.							
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	29	No. of responses No Electronic:	04 00	No. of objections	04
Summary of consultation responses:		<p>An objection was received from 2 Lancaster Grove, who in summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>Addition would be out of character with the building, street scene and conservation area.</i> <i>Noise and disturbance.</i> <i>Overlooking.</i> <p>An objection was received from Flat 3, Buckland Crescent, who in summary raised the following concerns:</p> <ul style="list-style-type: none"> <i>Overlooking.</i> 					
CAAC/Local groups* comments: <small>*Please Specify</small>		Objections were received from the Belsize CAAC and the Belsize Residents Association on grounds of adverse impact on the host building and wider conservation area.					
Site Description							
The subject site falls within the Belsize Conservation Area and is identified as a making a positive contribution to the conversation area. The subject site is a mid-terrace 3 storey plus attic and basement levels property located on the western side of Crossfield Road near the corner with Lancaster Grove. The subject property has a dormer on the front roof slope.							

Relevant History

None.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

The subject application seeks planning permission for the erection of railings in front roof slope to create a roof terrace adjacent to the existing dormer window. Access to the terrace would be gained through the installation of new French doors within the profile of the existing dormer. The railings would be steel with a black finish and have a height of 1 metre. It is noted that while the layout plans show the railings to be set back marginally from the front edge of the roof, the elevations and sections show the railings to extend to the edge of the roof layout.

The Council's UDP, CPG and the Belsize Conservation Area Statement seek to resist additions which would adversely compromise the integrity of the host building and the wider conservation areas.

The Camden Planning Guidance (CPG) provides very clear guidelines on the appropriate design for roof terraces and balconies stating '*When a terrace is provided within the slope of a pitch ... a roof apron of tiles or slates should be kept unbroken above the eaves*'. The proposed design clearly does not comply with the balcony design preferred by the CPG, extending forward of the existing dormer and cutting into the roof profile with the railings protruding above.

The subject building occupies an extremely prominent site, near the corner with Lancaster Grove, with its front façade highly visible from the public realm, particularly in long views on the approach along Lancaster Grove. Given the prominence of this building within the street scene, a proposal of this nature would have significant impact on the integrity of the host building and would be detrimental to the character and appearance of the conservation area.

Policy B3 of the Replacement UDP relating to alteration and extensions states: '*The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether: (a) the form, proportions and character of the building and its setting ... are respected; (b) extensions are subordinate to the original building in terms of scale and situation; ... and (f) the architectural integrity of the existing building is preserved.*' It is considered that the proposed balcony railings do not comply with Policy B3 given they would result in an incongruous addition that adversely impacts on the integrity of the host building. It is also considered that the addition would not preserve or enhance the appearance of the host building or the wider conservation area and therefore is contrary to Policy B7 of the Replacement UDP.

While it is acknowledged that there are examples of balconies at roof level within Crossfield Road, these appear to be of considerable age (and are therefore immune for enforcement action) and a review of the Councils records does not show that they benefit from planning permission. The Belsize Conservation Area Statement (CAS) identifies as a negative feature of Sub-Area 1: Belize Park, of which the site forms part,

'inappropriate dormer extensions, prominent roof terraces areas'. The Guideline BE26 of the CAS also states: *'roof extensions and alterations which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where: it would be detrimental to the form and character of the existing building ... and the roof is prominent particularly in long views.'* Therefore while it is acknowledged that there are examples of balconies at roof level on the front elevation of buildings within Crossfield Road, these are not considered to provide a precedent for the proposed scheme. The further erosion of the street scene is not considered to be acceptable.

It is considered that the new balcony would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP. The views from the proposed balcony are considered to be no more intensive than the views from the existing dormer, and given the limited depth of the new terrace it would not allow for direct views into the dormer windows on the adjoining properties.

It is noted that the introduction of a balcony in this location is not objected to in principle; rather it is the detailed design that requires the addition of the railings which break the apron of tiles above the eaves, extending forward of the existing dormer and cutting into the roof profile with the railings protruding above to which objection is raised. It is considered that the addition of the railings would have significant impact on the integrity of the host building and would be detrimental to the character and appearance of the conservation area.

The proposed railings in the front roof slope to create a roof terrace, by reason of their height and siting, would be detrimental to appearance of the host building and wider conservation area, and are therefore 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, the Camden Planning Guidance 2006 and Belsize Conservation Area Statement.

Recommendation: Refuse.

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