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| Delegated Report | | Analysis sheet | | Expiry Date: | 10/04/2007 |
| | | N/A / attached | | Consultation Expiry Date: | 19/03/2007 |
| Officer | | | Application Number(s) | | |
| Elaine Quigley | | | 2007/0193/P | | |
| Application Address | | | Drawing Numbers | | |
| Flat 3 87 Marchmont Street London WC1N 1AL | | | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
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| Proposal(s) | | | | | |
| Erection of a roof extension at fourth floor level, and alterations to rear windows at third floor level to create additional habitable accommodation for the existing third floor flat (Class C3) | | | | | |
| Recommendation(s): | | To refuse planning permission. | | | |
| Application Type: | | Full Planning Permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 11 | No. of responses | 06 | No. of objections | 06 |
| | | | No. electronic | 02 | | |
| Summary of consultation responses: | <p>5 letters received from adjoining residents at Flats, 1, 3 and 4, 82 Marchmont Street and 2 no. flats within 80 Marchmont Street raising the following objections:</p> <ul style="list-style-type: none"> • Insufficient consultation as residents opposite not included in the consultation process • Loss of privacy to habitable rooms, loss of daylight and sunlight to flats • Proposal would not enhance the character or appearance of the street and would not respect original features including chimneys • Undermine existing uniformity of the elevation as the proposal would result in the building being higher than the buildings on either side | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | Bloomsbury CAAC – objects Marchmont Street is one of the most distinctive areas in the Conservation Area and this proposal would not enhance it. | | | | | |

Site Description

The application site is located on the east of Marchmont Street and is in close proximity to the junction with Leigh Street and Tavistock Place. The site is part of a terrace of properties that comprise four storey buildings that replicate typical Georgian features (windows proportions and parapet detailing). The surrounding area mainly comprises of commercial properties on the ground floor with residential units above. Although the building is not a listed building the site is within the Bloomsbury Conservation Area.

Relevant History

PL/9000215

Planning permission was granted on 10 September 1990 for the construction of a mansard roof extension to the existing residential flat.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 'Amenity for occupiers and neighbours', B1 'General design', B3 'Alterations and extensions', B7 'Conservation areas'.

Camden Planning Guidance (Adopted December 2006)

'Conservation areas', 'Daylight and sunlight', 'Design', 'Extensions, alterations and conservatories', 'Overlooking and privacy', 'Roofs and terraces'.

Assessment

Planning permission is sought for the erection of a roof extension at fourth floor level, and alterations to rear windows at third floor level to create additional habitable accommodation for the existing third floor flat (Class C3). The existing third floor flat provides two bedrooms one of which is en suite, a living room and kitchen. The proposed fourth floor extension would increase the footprint of the flat providing two bedrooms and 2 bathrooms on the third floor with kitchen, dining and living area created on the fourth floor. A balcony area would be created at fourth floor level to the rear of the flat.

The proposal would include the following works:

- Alterations to the third floor rear façade to replace the existing mansard style roof and dormer windows with brickwork built-up to the new fourth floor level;
- Installation of 3 no. dormer windows on the front elevation with full floor to ceiling height glazing on the rear elevation at fourth floor level the creation of a balcony area that would be enclosed by 1.1m high balustrade;
- Removal of one of the existing chimney stacks;
- Increase in heights of party walls and chimney stacks from 2.5m to 3.7m in brickwork to match the existing brickwork;
- Replacement of existing fire escape door on the third floor rear elevation with new oak tongued and grooved door.

The main issues to be considered are:

- The principle of the roof extension
- The detailed design
- Amenity of adjoining occupiers/residents
- Other issues - notification

Principle of roof extension

The principle of a roof extension to the building is not considered acceptable as it would interrupt the uniform roof line of the terrace of adjoining properties on the Marchmont Street elevation (Nos. 81 to 89 odds and the return building at 15 Tavistock Place). The application property would be viewed in relation to the adjoining buildings that form the terrace and it would appear that the roof profile of these buildings remain unaltered. Although there have been some alterations to the terrace in relation to the roof profiles its integrity remains largely intact. It is for this reason and following a detailed assessment that the terrace has been identified as one which makes a positive contribution to the character of the conservation area. The proposed mansard would detract from the existing largely unaltered roofline and would be considered unacceptable. The proposal would not comply with Policy B7 'Conservation areas' and paragraph 7(b) of the Camden Planning Guidance (SPG).

Detailed design

The design of the roof extension does not respect the design of a traditional mansard roof that would normally be considered acceptable for a Georgian building. The pitch of the roof, the profile and

proposed window, balcony and door details, especially relating to the rear elevation, would not be considered architecturally sympathetic to the age and character of the building. This would be contrary to Policy B1 'General design principles', B3 'Alterations and extensions' and B7 'Conservation areas'.

Amenity to adjoining residents

The closest residential units to the application property are within the building itself (Flats 1 and 2, 87 Tavistock Place). Adjoining the site are residential units on the upper floors of 85 and 91-93 Marchmont Street and the upper floors of the buildings adjacent to the site at Nos. 80, 82 and 84 Marchmont Street.

Adjacent properties at Nos. 80 and 82 Marchmont Street

Letters of objection have been received from residents of the flats at Nos. 80 and 82 Marchmont Street raising concern about the proposal including loss of daylight and privacy (see summary of consultation responses above for full details).

Loss of Privacy

The proposal would include the installation of 3 no. new dormer windows at fourth floor level. The new windows would serve a kitchen, and dining room/living room. The separation distance between the front façade of the application site and the adjacent buildings at Nos. 80 and 82 Marchmont Street is approximately 14m. The proposed roof extension is set back from the front façade of the building by 1.4m resulting in a separation distance of approximately 15.4m between the windows of the relevant buildings. The Councils SPG requires a distance of 18 metres between facing residential windows, however if this were to be rigorously enforced, little cross-street residential development would be achieved, particularly in the Central London area. In this instance there is an existing gap of 14 metres between buildings, across Marchmont Street, and a separation distance of 15.4m between windows. This is considered reasonable in amenity terms given the aforementioned and the level of surveillance, which already exists from street level.

Loss of daylight/sunlight

The application building is four storey's in height. The adjacent buildings at Nos. 80 and 82 Marchmont Street are also four storey's in height with a further level of accommodation within the roof. In terms of daylight/sunlight, the accommodation in the roof of Nos. 80 and 82 Marchmont Street would be most affected by the proposal. The ridge of the front part of the roof extension (highest part) would extend 1.3m above the existing front parapet wall and the rear part would extend 1.8m. The windows of the adjacent properties in Nos. 80 and 82 Marchmont Street face in an easterly direction. Given the small extension to the height of the roof above the existing parapet and the orientation of the adjacent building, it is considered unlikely that there will be any significant loss of daylight/sunlight to the rooms in the upper floors of these buildings.

Property to the rear at 15 Tavistock Place

The buildings to the rear of the property currently appear to be vacant and were previously occupied by the British Transport Police at No. 15 Tavistock Place. The proposed fourth floor rear elevation of the building has been designed to incorporate full floor to ceiling height glazing and a balcony area. The minimum distance between the windows of the closest part of the buildings that form part of No. 15 Tavistock Place and the application site is approximately 15m. The proposal would not have an adverse impact in terms of overlooking/loss of privacy to this property and would be considered acceptable.

The buildings to the rear at 15 Tavistock Place form an L-shape with an infilled courtyard area between the closest part of these buildings and the application site. The minimum distance between the windows of the closest part of the buildings that form part of No. 15 Tavistock Place and the application site is approximately 15m. The roof extension would extend the height of the existing roof by 2.5m. Taking into consideration the orientation of the buildings and the gap between the properties, the proposal would not be considered to have an adverse impact in terms of loss of daylight or

sunlight to these windows and would be considered acceptable.

Adjoining properties at 85 and 91-93 Marchmont Street

The proposal has a satisfactory relationship with the adjoining properties in terms of privacy, daylight and sunlight and would be considered acceptable.

Other issues - notification

Residents of Nos. 80 and 82 Marchmont Street advised that they were not notified about the application. Normally the Council notify owner occupiers within properties that directly adjoin the site and the notification procedures were adhered to in this application. 11 no. owner occupiers were notified about the application including flats within 87-89 Marchmont Street, 85 Marchmont Street, and 15-17 Tavistock Place. A site notice was also displayed outside the property on 23 February 2007. Although these residents were not individually notified about the application the concerns raised in their letters have been considered as part of this report and they will be notified about the outcome of the application.

Conclusion

The principle of a mansard roof extension and its detailed design would be considered unacceptable and would be recommended for refusal.

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