

Delegated Report		Analysis sheet		Expiry Date:		11/09/2006	
		N/A / attached		Consultation Expiry Date:		16/8/2006	
Officer				Application Number(s)			
Hugh Miller				2006/2918/P			
Application Address				Drawing Numbers			
146 Camden High Street London NW1 0NE				Site Location Plan; Existing front and rear elevations; 270506/03; 270506/04; 270506/01; 270506/02.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Erection of a mansard-style roof extension to create a one-bedroom flat (Class C3).							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Camden Town CAAC- Object.</p> <p>Object in the strongest possible terms to the loss of the architectural detail, which is an integral part of this vital streetscape. The increase in decoration at the north end of Camden High St. by Britannia Junction is retained at all costs. This all contributes to the 'eclectic' nature of the High St. Suggest that windows are located at that upper level which will not disturb the decoration or require the removal of the decorative pediment.</p> <p>Site Notice expires 25/8/2006 –No response.</p>					

Site Description

4-storey terraced property situated on the north side of Camden High Street and bounded by Greenland Street to the east and Greenland Road west. The property is currently vacant but has retail use at the ground floor level and until recently had office B1 (Use Class) on the upper floors.

The building, which is one of a twin pair, forms part of an attractive terrace row dating from the late 19th Century. It is constructed of red brick and comprises ground plus three upper storeys with shallow pitched slate roof behind a parapet with Dutch gable. The building makes a positive contribution to the Camden Town Conservation Area of which it forms a part.

The application building is within a designated Major Shopping and Service Centre.

Relevant History

February 2005 Pp granted subject to S106 legal agreement for The change of use of first, second and third floors from office (Class B1) to residential (Class C3) comprising 3 x 1-bedroom flats (2004/2781/P).

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.

RDD 2006.

B1 –General design principles
B3-Alterations & extensions
B7-Conservation area
SD6 - Amenity for occupiers & neighbours
T2 –Capacity of transport provision
T7 –Off-street parking, city car clubs and city bike schemes
T8 –Carfree housing and car capped housing
SD2 –Planning obligation

SPG: 2002

2.7 - Roof alterations & extensions
2.8 – Roofs & terraces
Camden Town Conservation Area Statement
9.31 - Architectural features, materials and maintenance,
9.15 –Roof alterations and extensions

Assessment

The main issue concerns design and the impact on the appearance of the building and the C.A. car parking and neighbour amenity.

The application proposes the following:

- erection of a roof extension with dormer windows at the front & at rear.

Design

Roof extension:

There are 12 properties within this retail parade (140 to 166) in the Camden High Street. Within the group the roofscape remains largely unimpaired by roof alterations & roof extensions. Two properties (nos. 142 & 144) have mansard roof extensions, which vary in detailed design, size & height with dormer windows at the front roofslope. With the exception of nos. 148 –150, Dutch gables (raised architectural decorative brick pediment) on the front parapet are characteristic of the properties. The apex of the Dutch gable aligns with the lower portion of the raised party walls of the adjacent properties.

The host building and no.144 forms a pair. However, the additional mansard storey at no.144 and removal of its Dutch gable has created an imbalance detracting from their appearance. The original proposal would have resulted in the loss of the Dutch gable, which was considered unacceptable. The agent revised the scheme to retain the Dutch gable at the front parapet. However, the gable is considered to be a feature of architectural and historic interest, which adds to the character, and appearance of the building. It is considered that the proposed mansard roof extension in terms of its siting behind the gable would have an adverse effect on the appearance of the building and is unacceptable. Moreover, from long and short views from the public domain and upper floors of neighbouring buildings the additional storey behind the gable would have an adverse visual impact on the skyline, which was intended to be seen against the silhouette of the Dutch gable.

The proposed would increase the height of the adjacent party wall and chimneystack and together would obscure the views of the skyline and detract from the appearance from the building and the group of which it forms part. Moreover, as noted in the Camden Town Conservation Area Statement*"where a cluster of original roofs is considered to make an important contribution to the appearance of the Conservation Area"* no roof extensions are allowed. It further states, *"In all cases, original architectural features and detailing characteristic of each particular part of the C.A. should be retained and protected, and only be replaced when there is no alternative"*. Furthermore, where, despite past breaches, it is desirable to prevent further erosion of the roofscape/ rooflines, existing precedents (nos. 140-144 mansard extensions) will not necessarily justify the granting of permission for similar extensions. It should be noted that no.144 was granted planning approval for its mansard extension in June 1987 prior to the designation of the conservation area, which was 1997.

The proposal is contrary to policies B1, B3 and B7 of the RUDP and guidance set out in section 2.8 of the adopted SPG and therefore considered unacceptable in design terms.

Amenity

It is not considered that the proposed roof extension would cause harm through overlooking or loss of privacy. Neither would it impact on day/sunlight to adjacent occupiers & therefore accords with SD6.

Parking

Policy T7 – "Off Street Parking, City Car Clubs and City Bike Schemes". This policy seeks to managed on-street parking, reduce the supply of off-street parking through planning decisions and require parking for cycles and people with disabilities. It also encourages alternative modes of travel (cycling, walking, public transport and car and bike clubs).

Replacement policy T8 – “Car Free Housing and Car Capped Housing”. - The immediate side streets are within a controlled parking zone plus there are limited opportunities for parking on Camden High Street and adjacent Greenland Street and Greenland Road. The site is within walking distance of the Camden Town Underground Station (Northern Line). The site also has excellent access to bus routes along Camden High Street, Camden Road and Kentish Town Road. No off-street parking would be provided and it is considered an appropriate location for car-free housing as an alternative to refusal in line with T8.

In the absence of a car-free legal agreement the proposal would contribute unacceptably towards parking stress and congestion in the locality.

Refusal is recommended.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613