

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/08/2014	
		N/A		<b>Consultation Expiry Date:</b>		10/07/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2014/3815/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
64 Lawford Road London NW5 2LN				Please see decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a roof extension to existing flat (Class C3)							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>9</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 19/06/2014, expiring on 10/07/2014 and a notice published in the local press on 19/06/2014, expiring on 10/07/2014. No representation has been received as a result of the consultation process.					
<b>CAAC/Local groups comments:</b>		<u>Bartholomew CAAC</u> : No response received to date.					

## Site Description

The site comprises a four storey building located on the junction of Lawford Road and Bartholomew Road and was formally used for a public house. Permission was granted for a change of use of the building into residential units although the exterior has been maintained in the character of a public house. The site forms a group of buildings with no.62 Lawford Road.

Overall the properties in the area have experienced limited alterations, with few roof alterations. The linear grid layout enables uninterrupted tree lined views along virtually all the streets in the conservation area

The site is not listed, but is identified as making a positive contribution to the character and appearance of the Bartholomew Conservation Area.

## Relevant History

29/11/1999- Permission **granted** for the change of use from public house (Class A3) to three self-contained residential flats and one maisonette; the excavation of the rear yard to basement level; the erection of a two storey rear extension with balconies at first floor level; and the erection of a wall and pedestrian access gate to Bartholomew Road( Ref: PE9900392)

30/10/2001- permission **refused** for an extension at roof level to create an indoor sun lounge and external roof terrace. (Ref: PEX0100559)

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core strategy:

**CS1- (Distribution of growth)**

**CS5- (Managing the impact of growth and development)**

**CS14- (Promoting high quality places and conserving our heritage)**

#### Development Policies:

**DP24- (Securing high quality design)**

**DP25- (Conserving Camden's heritage)**

**DP26- (Managing the impact of development on occupiers and neighbours)**

### Bartholomew Estate Conservation Area Statement 2000

Camden Planning Guidance 2013 (In particular CPG 1- Chapter 5; CPG 2- chapter 4; and CGP6- Chapters 6 & 7

London Plan 2011-chapters 3 & 7

National Planning Policy Guidance 2012

## Assessment

### 1.0 Proposal:

1.1 The applicant proposes to erect a single storey extension at roof level to accommodate a kitchen, dining room, utility room, shower room and study. A roof terrace is also proposed to the rear of the building. Five flush roof lights are proposed to be installed in the roof of the proposed extension.

1.2 The proposed roof extension is to be of a lightweight structure comprising sliding glass doors and a glass balustrade proposed on the rear elevation. The front and side elevations will be enclosed using the existing 2.5m high parapet wall. The roof extension is proposed to be approximately 4.1m high, 7m deep and 13.5m wide, extending the entire width of the main roof. It will be set back from the rear boundary by approximately 4m. A terrace is also proposed at roof level which will be approximately 3.1m deep and 12.6m wide. A glass balustrade is also proposed which will span the width of the terrace. The roof is proposed to be clad in slates to match the existing and the original clay ridge tiles are to be retained wherever possible. It should be noted that the site has been extended to the rear at ground, first and second floor levels and currently benefits from several balconies/small terraces at rear first and second floor levels.

1.3 The main issues to consider are:-

- The impact on the character and appearance of the host building and conservation area;
- The impact on amenity

### **2.0n The impact on the character and appearance of the host building and conservation area:**

2.1 The building is identified as making a positive contribution to the character and appearance of the conservation area. The conservation area statement describes the buildings as having few roof alterations. The Conservation Area Statement also raises the current issue of associated development pressures for roof extensions and changes to roof profiles as a result of the conversion of former houses into flats. Whilst the application site was not formally a house the change of use of the former PH into flats has led to the same development pressure as highlighted above. Paragraph BE1 of the statement stipulates that new development should be seen as an opportunity to enhance the conservation area and should respect features such as rooflines in this particular instance.

2.2 Whilst the roof extension will not be visible from street level at the front of the site due to the raised parapet, it is considered that it would be visible from the wider public realm by virtue of long views along Bartholomew Road to the south of the site. Paragraph BE15 in the Conservation Area Statement confirms that some alterations at roof level have had a harmful impact on the conservation Area but that overall roof extensions have not become part of the character of the area. It is considered that the development would detract from the appearance of the host building and the uniformity of the roof profile on this group of buildings of which it forms a part by introducing an unwelcome structural interruption in an otherwise unaltered roofscape. Moreover, paragraph 5.8 of CPG1-Desgn, stipulates that roof extensions will be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design. A majority of the original roof form will be altered by virtue of the development, although a small element of the existing roof form will be partially retained by virtue of the proposed set back from the site's rear boundary.

2.3 The proposed terraced area would necessitate flattening the double pitched valley roofs located at the site and as stated previously would result in altering the roof profile of the building to an unacceptable degree. Paragraph BE17 in the conservation area statement stipulates that parts of the conservation area have important unbroken runs of valley roofs, which should be preserved. The proposed glass balustrade would further detract from the character and appearance of the building and conservation area by introducing an additional incongruous feature into the streetscene.

2.4 It is considered that the development would set an unacceptable precedent along this

terrace/group of buildings, and the conservation area as a whole, given that roof extensions are not a characteristic of this part of the conservation area. Policies CS14 and DP25 seek to preserve and enhance the character and appearance of conservation areas whilst DP24 expects a high standard of design that respects the character and proportions of existing buildings. The proposal fails to comply with current policy and guidance in this respect and is considered does not enhance the character and appearance of the host building or conservation area. The proposal is therefore considered to be unacceptable.

### **3.0 Amenity:**

3.1 Policy DP26 seeks to protect existing residential amenity and this is supported by paragraph 7.4 of CGG 6 which states that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. Due to the location of the proposed extension at roof level and the height and juxtaposition of the existing buildings surrounding the site, it is considered that the proposal would not result in causing undue harm to existing residential amenity by virtue of overlooking, loss of privacy, loss of light or adding to the sense of enclosure.

**Recommendation: Refuse planning permission**