

Delegated Report		Analysis sheet	Expiry Date:	29/04/2013
		N/A	Consultation Expiry Date:	04/04/2013
Officer			Application Number(s)	
Gideon Whittingham			2013/0995/P	
Application Address			Drawing Numbers	
4 St. Pauls Mews London NW1 9TZ			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of dormer to front main roof and dormer, associated roof terrace and two rooflights to rear main roof of dwelling house (Class C3)				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	05	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 08/03/2013 and a public notice was published in the Ham & High from 14/03/2013.</p> <p>Objections were received from the occupiers of Nos. 2 St Paul's Mews (2), 13 St Paul's Mews and 18 St Paul's Mews.</p> <p><u>Design / impact on the building/ conservation area</u></p> <ul style="list-style-type: none"> • Contrary to guidance within the Camden Square Conservation Area Appraisal and Management Strategy • Subject to wider views • Inconsistent with character and appearance of terrace • Harm the visual continuity of terrace <p><u>Amenity of neighbouring occupiers</u></p> <ul style="list-style-type: none"> • Loss of Privacy (No.2 St Paul's Mews) 					
CAAC/Local groups comments:	The Camden Square CAAC were formally consulted. No response has been received to date.					

Site Description

The application site is a three storey dwelling house located on the south side of St Paul's Mews, built in the early 1990's.

The site lies within the Camden Square Conservation Area and the terrace is identified as making a positive contribution to the character and appearance of the conservation area.

Relevant History

29 St Paul's Crescent:

8701220 – PP Granted (23/07/1987) -Redevelopment to provide twenty-eight 3-bedroom and two 2-bedroom houses with integral garages and six car parking spaces – Granted - 23/07/1987.

Condition 3:

Notwithstanding the provisions of Article 3 of the Town and Country Planning General Development Order 1977 (as amended) or any Order revoking and re-enacting that Order, no development within Classes I and II of Schedule I of that Order shall be carried out without the grant of planning permission having first been obtained from the Council.

Therefore permitted development rights have been withheld for the whole estate of 30 houses that became St Paul's Mews.

13 St Paul's Mews

2012/3497/P – PP Granted (11/09/2012) - Installation of 2x roof lights to rear roof slope in connection with loft conversion to existing house (Class C3).

2 St Paul's Mews

9501444 – PP Granted (26/01/1996) - The erection of a mansard roof extension to the house.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Square conservation area appraisal and management strategy (2011)

Camden Planning Guidance 2011 –

CPG1 Design: Paragraphs – 5.6 through to 5.19; CPG6 Amenity

Assessment

1. Proposal:

1.1 The application proposes:

- The erection of a lead clad dormer (measuring 2.7m in height, 2.7m in width, 3.1m in depth), to the front roof pitch, The proposed front elevation would feature 4 timber framed windows. The proposal would result in the removal of part of an existing hipped gable.
- The erection of a full width lead clad dormer (measuring 2.7m in height, 4.5m in width, 2.6m in depth), to the rear roof pitch. The proposed rear elevation would 4 x bi-folding doors providing access to a newly formed terrace (1.4m x 4.5m) set behind the existing.
- The installation of two rooflights to the front roof pitch

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Adjacent residential amenity

2. Design

2.1 The context of the surrounding area is important to verify prior to an assessment as to whether the principle of a roof extension at this building is able to be made. The south side of St Paul's Mews, namely Nos.3-30 (consecutive) remains complete and unimpaired by later roof extensions.

2.2 Planning permission has neither been sought nor approved for dormers within this terrace. Planning permission was granted to a property on the north side of St Pauls Mews, not within the subject terrace, for the erection of a mansard roof extension to the house.

2.3 Within this context, the pattern of the dormer extensions at main roof level along Nos.3-30 (consecutive) St Paul's Mews have not become established as the dominant roof form.

2.4 With regard to LDF policy approach, respecting the local character is an intrinsic aim. In particular DP24 & DP25, require careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within areas of distinctive character, it is considered development should reinforce those elements which create the character.

2.5 In consideration of guidance forming part of the Camden Square conservation area appraisal and management strategy, the regular composition of the roof lines is an important element in the appearance of the conservation area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views. Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself. Alterations such a raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable. Dormer windows and inset roof terraces may be allowed to the rear roof slope.

2.6 In consideration of CPG 1 (design), roof alterations or additions are likely to be unacceptable in the following circumstances:

- 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 co-ordinated design;

2.7 Within the preceding policy context, the dormer extensions, by virtue of their location within a complete terrace which remains unimpaired would be contrary to policy.

2.8 With regard to the detailed design and form, the proposed width and depth of dormers would be inappropriate to the character and appearance of the building and wider area, contrary to CPG1 guidelines.

2.9 Within this context, it is considered the dormer extensions would represent incongruous and unsympathetic features which would harm the character and appearance of the host building, the terrace of which it forms part and the surrounding conservation area.

3. Neighbour amenity

3.1 It is considered that no harm would be caused with regard to the amenity of the neighbouring properties or surrounding gardens in terms of access to sunlight, daylight or sense of enclosure.

3.2 In terms of privacy, whilst it is acknowledged the front dormer would result in a degree of overlooking to No.2 St. Pauls Mews, however given the width and already intimate nature of the mews, this matter would not substantiate a reason for refusal on this issue alone.

3.3 The use of the rear roof terrace, by virtue of its main roof location and proximity to neighbouring properties, would not result in a significant increase in overlooking, associated noise and disturbance to the adverse harm of the adjacent properties.

Recommendation: Refuse planning permission