

Delegated Report		Analysis sheet		Expiry Date:		07/10/2014	
		N/A		Consultation Expiry Date:		18/09/2014	
Officer				Application Number(s)			
Tessa Craig				2014/4892/P			
Application Address				Drawing Numbers			
190 Royal College Street London NW1 9NN				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a mansard roof extension with roof terrace above.							
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	41	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The proposal was advertised in Ham & High on 28/08/2014 and a site notice was erected on 27/08/2014. One response was received from 188a Royal College Street stating no objection - <i>the proposal does not affect 188a and there are several mansards in the nearby vicinity.</i>					
CAAC/Local groups* comments: <small>*Please Specify</small>		Rochester CAAC- objected to the proposal. Design statement incorrectly says property is not in a conservation area. Property is part of a row of early Victorian buildings, none of which have roof extensions and the proposal must be rejected.					

Site Description

The subject property is located on the east side of Royal College Street, near to the intersection with Camden Road. The property is a cream stucco three storey building with basement level. The property is within the Camden Broadway Conservation Area, and is a positive contributor to the conservation area, but is not a listed building.

Relevant History

None.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy Policies

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

Camden Planning Guidance 2013

CPG1 Design

CPG6 Amenity

The London Plan (2011) and London Plan Revised Early Minor Alterations (REMA) (2013)

Camden Broadway Conservation Area and Appraisal Management Strategy 2009

Assessment

1.0 Proposal

1.1 Planning permission is sought for a pitched mansard roof extension to infill the valley of the existing roof and to include a roof terrace with steel railings above the mansard. The front elevation would include two dormer windows, whilst the rear would include a sliding sash window. The mansard would be a maximum of 2.8m in height, with the railings forming the roof terrace being 1.1m high above the mansard. The existing front parapet wall is 2m high, whilst the rear parapet is 2.2m high. The mansard is approximately 7m deep and 5.4m wide. The mansard would be constructed from slate with lead clad dormers.

1.2 The main issues are: 1) the design of the extension and the impact on the appearance of the building and on the character and appearance on the area 2) the impact on amenity for adjacent occupiers.

2.0 Assessment

Design

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2 CPG 1 advises mansard roofs are acceptable where it is the **established roof form** in a group of buildings or townscape and that the three main considerations in regards to mansard roof extensions as pitches and profile, external covering and windows. The Camden Broadway Conservation Area Appraisal and Management Strategy states "*It is clear from the conservation area appraisal that a key element of the distinctive character and appearance of the Camden Broadway Conservation Area is the area's broadly consistent architectural style, scale, form and materials.*

High quality design, appropriate scale, form and materials and high quality execution will be required of all new development..."

2.3 The eastern side of Royal College Street between Camden Road to the south and Jeffreys Street to the north do not feature mansard roofs. There is a large terraced block of flats to the north of the site with flat roofs and to the south of the property leading around the corner into Camden Road, is a group of six properties with flat roofs. The introduction of a mansard roof to the application site would fundamentally change the roof form, as the mansard roof would be clearly visible above the original parapet level in views from the north and south of Royal College Street. This would erode the current consistency of appearance within the properties on the east side of Royal College Street. Hence, the proposal is considered to be unacceptable as the roof extension would be inconsistent with the appearance of the existing streetscene and established roof form.

2.4 Whilst it is acknowledged there are mansard extensions along the west side of Royal College Street (including 241 Royal College Street [ref: 2008/1299/P] which is referred to in the Design and Access Statement) the property is in a group where a mansard roof would be highly noticeable, out of character with the rest of the properties on the eastern side of the street and an overbearing and dominant presence in the streetscene. Introduction of a mansard roof and roof terrace at this location would be detrimental to the character and appearance of the host building and the conservation area. In addition, the planning permission granted at number 241 was a number of years ago prior to the current policies being adopted.

Amenity

2.5 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."

2.6 The proposed mansard roof and roof terrace, it is not considered to cause harm to neighbours amenity in terms of sunlight, overlooking/privacy or sense of enclosure given the height of the terrace and that any overlooking would be onto flat roofs or to the properties opposite the site which are far enough away such that overlooking would not be an issue.

3.0 Recommendation

3.1 The proposed roof extension and roof terrace by reason of its location in a group of properties without a pattern or established roof form of mansard extensions would be detrimental to the character and appearance of the building, the general streetscene and the conservation area. Planning permission should be refused.