

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:		24/10/2014	
		N/A / attached		Consultation Expiry Date:		29/08/2014	
Officer				Application Number(s)			
Obote Hope				2014/5503/P			
Application Address				Drawing Numbers			
38 Chalcot Road London NW1 8LP				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a new mansard roof extension, realignment of the window to the first floor of the rear extension, infill first floor window to the north elevation of the rear extension, provision of cast iron railings to the second floor terrace and installation of cast iron railings to the front of the property.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	01	No. of objections	01
Summary of consultation responses:		<p>Site notice was erected on the 03/10/2014 until 30/10/2014 Press advert was published on 03/10/2011 until 24/10/2014</p> <p>37 Chalcot Road objects to:</p> <ul style="list-style-type: none"> Noise <p>Officer response: <i>Construction noise is covered by Environmental health Legislation and an informative would be to the relevant planning decision.</i></p>					

Primrose Hill CAAC

- We object very strongly indeed to the proposed roof extension to the main building. It has been formally recognized in the Primrose Hill conservation area statement (at PH18) that where a property forms part of a symmetrical arrangement 'the balance of which would be upset' a roof extension would have a harmful impact on the conservation area, and is unlikely to be acceptable.
- This is clearly the case here (PH19), where the property forms one of four corners which are at the heart of the conservation area, the junction of Chalcot and Fitzroy Roads, and frame important views, also recognized in the Statement (pp. 14, 16).
- We note the careful protection of the corners of the cross-roads as evidence for the historic scale of the area and of its consistency, integrity, and visual unity. All four corner buildings have retained their original height, none having roof-extensions.
- We object to the railings proposed to the rear roof at first floor level, they detract from the contrast between the front and rear of the building. A glazed screen, set within the brick parapet might provide a less obtrusive and harmful.

Officers Comments

- The conservation area statement described the properties along Chalcot Road and Gloucester Avenue as buildings that are three storeys high with attics, or mansard roofs. Which are grand in character with stucco decoration to the main facades with decorative window surrounds, prominent cornices and projecting porches.
- The proposed addition of the mansard roof extension that would be approximately 2.7m and relatively hidden from the principal elevation with large parapet wall would not have a detrimental impact with the views at street level. The conservation area statement described the junction of Fitzroy Road and Chalcot Road to be of generous width with wide pavement. Therefore, the proposed views would not have a detrimental impact in regards to creating a canyon-like character.
- Notwithstanding, no's 23 and 24 Chalcot Road was granted planning consent in 2002. After the publication of the Primrose Hill Conservation Area. No 37 was granted planning consent in 2011 and as there are a significant amount of mansard roof extensions within close proximity it would be difficult to refuse planning permission for the proposed mansard roof extension.
- The proposed mansard roof extension would retain the uniformity of the terrace. Therefore, the harmony, visual unity and consistency in regards to the design, scale, and setting of the proposed terrace would not be compromised in regards to the four corner building. Furthermore, there are notably differences in the design, scale, bulk and detailing of the existing public house number 22 Chalcot Road.

CAAC/Local group comments:

- The proposed railings rather than the balustrade would be a characteristic feature of the host building, the metal balustrade are a key design element of the existing terrace as a whole that can be seen on properties to the rear of the host building. The installation of the glazed balustrade at first floor level would have more of a visual impact due to the material used than the proposed metal balustrade that would enhance and preserve the conservation area. Furthermore, by setting back the glazed balustrade would not lessen the visual impact.

Site Description

The site is a three storey plus basement mid-Victorian terraced building on the south side of Chalcot Road near the junction with Fitzroy Road. It lies within the Primrose Hill Conservation Area and is identified as a building that makes a positive contribution to the conservation area.

Relevant History

8602303 The formation of railings at street-level and the provision of steps to the basement-level as shown on drawing no.837-03A and as revised on 8th May 1987. **Granted 29/07/1987**

J10/1/3/37135 First floor addition to existing rear extension. **Granted 14/02/1984**

J10/1/3/37135 First floor addition to existing rear extension. **Granted 14/02/1984**

Other relevant sites

37 Chalcot Road 2011/5150/P for: Erection of mansard roof extension with balcony at rear to create an additional third floor to residential flat (Class C3). **Granted 14/12/2011**

6 Chalcot Road 2011/0927/P Erection of a two storey rear extension at basement and ground floor levels and erection of a mansard roof extension with front terrace in connection with the reconfiguration and enlargement of two flats (Class C3). **Granted 03/05/2011.**

23 and 24 Chalcot Road PEX0200589 Addition of third floor to 23 Chalcot Road to form a Mansard roof extension. As shown on drawing numbers: Existing- PL 1.01, 02, 03, 04, 05; Proposed (Rev A) PL 2.01, 02, 03, 04, 05, 06, 07 and Un-numbered photographs. **Granted 16/12/2002.**

18 Chalcot Road 2011/2648/P Erection of mansard roof extension with terrace to front elevation and skylights in rear roofslope in connection with existing dwellinghouse (Class C3). **Granted 25/07/2011**

37 Chalcot Road 2011/5150/P Erection of mansard roof extension with balcony at rear to create an additional third floor to residential flat (Class C3). **Granted 14/12/2011.**

41 Chalcot Road 2011/0110/P Renewal of planning permission granted on 26/02/2008 (2008/0167/P) for erection of single-storey extension and creation of balcony at rear first floor level, creation of terrace over at rear second floor level; erection of mansard roof extension with dormer windows on front elevation and balcony on part rear elevation and five rooflights all in connection with the existing first/second floor level maisonette (Class C3). **Granted 07/03/2011.**

41 Chalcot Road 2013/7708/P for: Erection of single storey rear extension at 1st floor level, replacement of window with door at 2nd floor level and creation of terrace at rear 1st and 2nd floor level; erection of mansard roof extension with rear balcony and 5x rooflight. **Granted 30/01/2014.**

50a Chalcot Road 2007/4337/P Erection of a mansard roof extension to create additional accommodation for existing first/second floor maisonette (Class C3). **Granted 24/10/2007**

Relevant policies

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 Planning Guidance 2013

CPG 1 Design

CPG 6 Amenities

Primrose Hill Conservation Area Statement 2000

NPPF

London Plan

Assessment

1 Proposal

1.1 The proposal is for a mansard roof extension that would measure approximately 2.7m high x 5.3m wide and 7.1m depth, the extension would have 2 x windows to the front elevation which would be identical in design, scale and position to the recently approved mansard extension with rear terrace in 2011 that sits below the parapet wall to the front. To the rear elevation there is a butterfly roof which would be retained. To the rear it is also proposed to install French door and balustrade for the provision of a roof terrace, the proposed terrace is relatively shallow and would measure approximately 1.5m depth x 7.1 in width. The proposed balustrade would be constructed in metal and would be 1.1m in height that would satisfy building control regulations, a revision from the proposed glazed screening that would be contrary to type of building area as a whole.

The main issues are:

- design
- neighbour amenity.

2 Design

2.1 The proposal is for a traditional style mansard. At the front the lower slope would have an angle of 72.9° and be set behind the parapet. It would feature two dormer windows set 500mm below top of the front roof slope which would be subordinate to, and align with, the fenestration below. The butterfly profile of the existing rear elevation would be retained, with metal balustrading and inset French doors to create a terrace. The lower roof slopes would be clad in slate timber membrane and the windows would be identical as the existing being timber softwood and painted white to match the aesthetics of the host building, wider terrace and preserve and enhance the conservation area, all of which is consistent with the Primrose Hill Conservation Area Statement and Camden Planning Guidance.

2.2 Many properties in Chalcot Road have mansards, some are historic and some are contrary to current planning guidance. There are four in the terrace of which the application site forms a part, nos 31, 32, 34 and the neighbouring property 37 Chalcot Road. There are also roof extensions to the majority of properties in the block opposite, and in the two blocks immediately to the west. In fact the only terrace which has a uniform roofscape is 51-66 Chalcot Road. The design in terms of its height, position and scale would be similar to the neighbouring property no 37 and as such would be difficult to refuse in terms of its design and location considering the

amount of similar development in the street.

- 2.3 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.
- 2.4 It is proposed to realigned the existing window to the first floor rear extension to allow better natural light inside the existing bathroom area, the proposed window would be located in central position a shift by approximately 1.25m further north. The proposed design of the window would be as existing and as the window is existing there are no anticipated impact.
- 2.5 The proposed glazed balustrade for the 3rd floor terrace was revised; it was considered that the design would not match the host building and wider terrace as metal balustrade are traditionally used and as such would not have a negative visual impact.
- 2.6 Planning permission is also sought for the installation of metal railings and external staircase to the ground floor retail unit. The proposed railing was granted consent in 1987, the principal reason for granting consent for the proposed railing would be for access to the existing retail unit at lower and upper ground floor level and as such would not material alter the use of the proposed site. Therefore, no objection is raised.

3 Amenity

- 3.1 The proposed extension would be at roof level, neither property to the side would be affected by a loss of sunlight or daylight. The adjacent buildings across the road are more than 20m away and would not suffer significant overlooking compared to the amount that already exists.
- 3.2 The proposed roof terrace would not have a direct view of any windows and due to its height it is not considered that neighbouring gardens would suffer a loss of privacy.
- 3.3 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation:

- 4.1 Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th November 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'