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## PLANNING SUPPORTING STATEMENT

### 177 Kings Cross Road

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**Proposed erection of a mansard roof loft extension with insertion of two front and two rear traditional dormer windows.**

#### Introduction

1. The building at 177 Kings Cross Road ('the Property') is in a conservation area (Kings Cross St Pancras Conservation Area) and is also listed (Grade II).
2. This application is – in part – the resubmission of application 8701919, which was previously approved on 02 June 1987, but never implemented ('the Approved Application').
3. The design concept has sought to present the mansard roof extension as a partner to the existing mansard roof extensions at both neighbouring properties, 175 and 179 Kings Cross Road ('the Neighbouring Extensions').
4. In design terms, the erecting of the mansard roof will result in a more coherent partnership with the Neighbouring Extensions, when viewed from both the front and rear. By erecting the mansard roof, the proposed ridge will align with both neighbouring ridges, and will align with the Neighbouring Extensions.

### The principle of a mansard roof extension

5. The principle of mansard roof extensions is well established in Kings Cross Road. Both neighbouring properties (175 and 179) and those immediately to the east of 177 Kings Cross Road (181,183,185,187 Kings Cross Road) have all implemented mansard roof extensions.



*Mansard roofs at 181,183,185,187 Kings Cross Road (L to R), viewed from street level*

### The proposed front and rear elevation

6. The proposed two front dormer windows, two rear dormer windows, and two rear second storey windows will all align with the existing and the neighbouring properties. Where possible, reclaimed slate to match the existing neighbouring precedent will be used. All proposed windows will use

a timber sash in traditional style to match the existing within property, as well as adhere to neighbouring style.

7. The front parapet will be retained and the mansard will be set back 300mm following precedent set by neighbouring properties.
8. The proposed front mansard, dormer windows, and existing parapet are consistent with – and sympathetic to – the Neighbouring Extensions. In design terms, they are also consistent with others in the conservation area and along Kings Cross Road. In this respect the front street elevations of the three properties (175,177,179) will be read as a unit, as they were historically.



*Front elevations of 175, 177, and 179 Kings Cross Road (Left to Right), viewed from street level.*



*Rear elevations of 175, 177, and 179 Kings Cross Road (Right to Left), as viewed from above.*

*Raising the roofline*

9. Permission to raise the front roofline of an existing dwelling within a terrace should only be granted where the context allows. The reasons for allowing the erection of a mansard at 177 Kings Cross Road are as follows:
  - a. Primarily, the proposed mansard roofline at the Property is appropriate because it will align the roofline with the Neighbouring Extensions. Consequently, it will not result in an incongruous roofline along the terrace. As can be seen in the photograph below, the existing roofline is uneven. The parapet and exterior elevations read as one, while the roofline is disjointed.



*Roofline of 175, 177, and 179 Kings Cross Road (L to R)*

- b. The example shown in the photograph above does not set a precedent for future development but is relevant to the context in which the current application is submitted. In the context of the existing development of the streetscape, the proposal to raise the roofline at the Property via the erection of a mansard roof, and to align the roofline with the roofline at No.175 and No.179, is unobjectionable. When viewed from the front façade, the matching of the roofline will substantially enhance the coherence of the neighbouring extensions and will not cause any material harm to the streetscape. When viewed from the rear façade, the proposal will also not cause any harm to the coherency of the terrace.
- c. Thirdly, the proposal is to use reclaimed London stock bricks (to rear façade) and reclaimed slate tiling (on roofs) where appropriate to match the existing and neighbours properties, so the materials are appropriate and will not cause any harm to the streetscape.

### Planning Precedents

10.

- a. 187 Kings Cross Road (2005/4823/P). The application was granted. Proposal was deemed appropriate and complied with policies laid out in the London Borough of Camden Unitary Development Plan 2010. The proposal integrated into its context, respecting its neighbours, and local materiality and scale.
- b. 175 and 179 Kings Cross Road respectfully.

### Policies

- 11. The proposed development at the Property is in accordance with the requirements of the relevant policies on housing, sustainability, and

development from the Camden Core Strategy Local Development Framework.

12. Specific policy areas relating to The Proposal are 1.2, which regards density of proposals, 2.4, which relates to the Kings Cross area and its growth, and 6.3, which discusses Camden's strategy for housing and overcrowding.

13. The proposal does not in any way conflict with any valued views in Camden. These include but are not limited to

- St Paul's Cathedral from Kenwood, Parliament Hill, and Primrose Hill.
- The Palace of Westminster from Parliament Hill and Primrose Hill.
- This is in compliance with section 14.21 – 14.25 of the Camden Core Strategy Local Development Framework.

14. The application will also depend on the granting of Listed Building Consent, which has been taken into consideration in the proposal (see below 15 and 16).

### Listed Building

15. The Property is Grade II Listed (Entry #1379257). Below is the most recent English Heritage Listed Building Summary for The Property.

*"Terrace of 4 shops with accommodation over, formerly known as Field Place. c1799, No.179 restored c1989. Yellow stock brick, No.179 with slate mansard roof and dormers. 3 storeys and cellars. 2 windows each. Wooden shopfronts with pilasters carrying entablature with projecting cornice. Shop windows with large panes, altered. Shop doorways with fanlights and panelled doors. Gauged brick flat and segmental arches to recessed sashes. Parapets. INTERIORS: not inspected."*

16. This summary refers to 3 main areas of listed interest.

1. Yellow stock brick c1799.
2. Wooden shopfronts with pilasters, carrying entablature with projecting cornice
3. Gauged brick flat and segmental arches to recessed sashes.

Point 1 is something that has been taken into consideration as previously mentioned. Yellow London stock bricks will be used in the proposed rear façade extension where sensitive and appropriate.

With regard to point 2, the existing front façade will not be altered as part of the proposal.

Point 3 will be emulated on the proposed rear facade extension with the 2 new windows.

In addition, the proposed 2 front and 2 rear dormer windows will adhere to the existing neighbours precedent.

### Conclusion

17. This is a sensitively designed proposal which has sought to improve upon the earlier, approved application 8701919 by erecting a mansard roof at 177 Kings Cross Road. The design benefits of that amendment are clear and we suggest that the proposal causes no harm in planning terms. Consequently, it is hoped that the application will be approved.