

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>06/04/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>26/03/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Tony Young				2015/0766/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat B 177 Prince of Wales Road London NW5 3QB				See decision			
<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 mansard roof extension with dormer windows to front & rear.							
<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>7</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No responses received					
<b>CAAC/Local groups* comments:</b> *Please Specify		The site is does not lie within a conservation area.					

## Site Description

The site comprises a 3-storey plus basement, mid-terraced residential property. The building contains two residential flats – one flat to the lower ground floor & ground floor, and one flat to the 1st & 2nd floors. This application relates to the existing upper flat (Flat B).

The building is located on the south side of Prince of Wales Road, between Haverstock Hill and Craddock Street, with Haverstock School to the rear. The south side of the road is characterised by 19<sup>th</sup> Century, 3-storey plus basement terraced residential properties. The site does not lie within a conservation area.

The host building sits within a terrace (nos. 169-199) identified as a Non-Designated Heritage Asset with architectural and townscape significance (Camden's Local List, January 2015). It states:

Terrace of 16 mid 19th century houses set behind large front gardens, of identical form to the listed group at 131-149 Prince of Wales Road with stucco architrave and bracketed cornice to windows, decorative iron railings to first floor balconies, which also forms a verandah to first floor. Part of the parapet cornice is missing as are most of the original iron railings to the ground floor windows. This group continues the high quality townscape edge provided by its neighbours to east and west.

The existing roof is v-shaped with butterfly parapet at the rear. A flat parapet conceals the existing roofline at the front.

## Relevant History

None for application site

### Wider area

2010/4000/P – nos. 75: Erection of mansard roof extension to provide one two-bedroom residential unit (Class C3) at third floor level. Refused and dismissed on Appeal (APP/X5210/A/10/2139465) dated 07/02/2011.

2012/5566/P – nos. 159-167: Erection of new terraced building comprising basement, ground, first, second and mansard floors plus single storey rear extensions to comprise 19 self-contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage. Refused planning permission dated 27/02/2013.

G10/22/4/9941 – nos. 199: The conversion to provide 3 self-contained flats and 1 self-contained unicerette; the provision of a roof extension and enlargement of the rear addition. Granted planning permission dated 19/02/1971.

2013/3474/P - no. 51: Erection of mansard roof extension with new dormer windows to front elevation (facing Prince of Wales Road) and side elevation, and the enlargement of existing window to side elevation at first floor level, all in connection with existing top floor flat. Granted planning permission dated 16/12/2013.

2013/1305/P - no. 29: Erection of a mansard roof extension to existing dwelling house (Class C3). Granted planning permission dated 01/05/2013.

## 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)

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

Camden Planning Guidance

CPG1 (Design) 2014 – chapters 1 - 5

CPG6 (Amenity) 2011– chapters 1, 6 and 7

London Plan 2011

NPPF 2012

## Assessment

Planning permission is sought for the erection of a mansard roof extension with dormer windows to front & rear above the existing front parapet wall by approximately 1300mm, and raising the height of the side party walls by approximately 1000mm & the height of the existing chimneys by approximately 1400mm.

**Revisions:** The original proposal to build-up a parapet wall at the rear to infill the existing butterfly parapet detail has been removed from the scheme.

The main issues are:

- design and impact on the host building and the wider street scene
- amenity and the impact on the adjoining occupiers

### Wider context

The host building forms part of a terrace with distinct parapets and valley roofs with a mostly unbroken roofline. The exception being at the far end of the terrace at no. 199 which has a roof extension permitted in 1971. However this permission significantly predates current policies and guidance and is an isolated example in this terrace which otherwise appears to have a basically unaltered roofscape, characterised by strong parapet cornice lines and storey heights.

Two further exceptions should also be noted further to the east, nos. 51 and 29. However, no. 51 is part of two properties facing Prince of Wales Road which are only 2-storeys high and are subservient in height both to the railway viaduct immediately on the left and the higher 3-storey building at no. 49 to the right. Hence, the extension is much less prominent, not visible from the west, is not out of keeping with the property it adjoins, and is part of an entirely different street scene as compared to the application site at no. 177.

The roof extension at no. 29 was considered appropriate as there were already a number of roof extensions within close proximity (e.g. nos. 27, 25 and 33 -41), there is an established form of roof extensions in the area of which the proposals were in keeping, the extension is sufficiently set back from the front butterfly roof, and the size & scale respects the architectural style and appearance of the host building.

It should also be noted that the north side of the road has a different characteristic with a variety of more modern and higher blocks of flats which is very different from the south side with its' uniform terraces, distinct parapet and storey heights.

## Design

The terrace is characterised by an unbroken run of valley roofs with distinctive front parapet walls. There is only one example in the terrace where this original feature has been lost. While not in a conservation area the host building and its wider terrace (nos. 169-199) is identified as a Non-Designated Heritage Asset due to its architectural and townscape significance (Camden's Local List, January 2015). The predominantly unaltered roofscape is a key contributor to the character and appearance of the non-designated heritage asset.

Paragraph 135 of the NPPF states that 'the effect of an application of the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed mansard roof extension would break up the existing regular composition of the roof lines by projecting above the existing front and rear parapets and would be prominent and visible from both front and rear views. In this case it is considered that to the loss of significant contributor to the non-designated heritage asset as a whole would result in substantial harm.

Policy DP24 of the LDF states that the Council will consider whether any proposed extension would respect the character, setting, context, form and scale of neighbouring buildings. Camden Planning Guidance (CPG1 - Design) states that a roof alteration or addition is likely to 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 co-ordinated design. The proposed mansard roof extension would be clearly visible from both long and short views from along Prince of Wales Road and to the rear.

The increase in heights of both the side party walls and chimneys would mean that they too would be clearly visible from public views along Prince of Wales Road. The roof extension would be visible from the rear of the site, in private views and public views from Haverstock Hill. Although it is proposed to visually retain the 'v' of the roof, the alteration at roof level would interrupt an unaltered roof slope. The height and prominence of the addition combined with the loss of the unaltered roofline would have an adverse effect on the character and appearance of the terrace.

Furthermore if the principle of the roof addition was considered acceptable, the detailed design of the addition is also considered to be poor with regard to the size of the dormer cheeks which appear very wide.

As such, it is considered that the roofscape is undermined by the prominent dormer roof extension and the raised party walls & chimneys, and would therefore be an overly bulky and incongruous addition to the roofscape. The proposed development would break up the existing regular composition of the roof lines and would result in sufficient visual impact to produce significant material harm to what is currently an unaltered and important feature of the area. The proposal would detract from the uniformity of the surrounding terraces, and harming the character of the street scene contrary to policies DP24.

In the Design and Access Statement there are references to other recent similar style loft conversions in the adjacent houses, however, there is no evidence to support this view as the adjacent properties appear to have unaltered rooflines, as does the wider terrace itself (apart from any noted exceptions).

The roof extension is considered contrary to policies CS5, CS14, and DP24 as well as Camden

guidance CPG1.

### Amenity

Due to the location of the proposed extension, it would not have any impact on the amenity of neighbouring occupiers with regards to loss of sunlight, daylight or overlooking. Further, the proposed new dormers would not give rise to any significant increase in overlooking to neighbouring occupiers. The proposal complies with policy DP26 and the advice set out in CPG6 on this basis.

### Recommendation

It is recommended that planning permission is refused on design grounds