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|---|--|--|-----------|----------------------------------|-----------|-------------------------------------|-----------|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>  |           | <b>Expiry Date:</b>              |           | <b>08/06/2015</b>                   |           |
|   |  | N/A  |           | <b>Consultation Expiry Date:</b> |           | <b>07/05/2015</b>                   |           |
| <b>Officer</b>  |  |  |           | <b>Application Number(s)</b>     |           |                                     |           |
| Laura Hazelton  |  |  |           | 2015/1931/P                      |           |                                     |           |
| <b>Application Address</b>  |  |  |           | <b>Drawing Numbers</b>           |           |                                     |           |
| 19 Dunollie Road,<br>London,<br>NW5 2XN                               |  |  |           | 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>  |  |  |           |                                  |           |                                     |           |
| Construction of replacement parapet to front roof (Retrospective)     |  |  |           |                                  |           |                                     |           |
| <b>Recommendation(s):</b>   |  | Refuse planning permission   |           |                                  |           |                                     |           |
| <b>Application Type:</b>  |  | Householder Application  |           |                                  |           |                                     |           |
| <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>13</b> | No. of responses                 | <b>00</b> | No. of objections                   | <b>00</b> |
|   |  |  |           | No. electronic                   | <b>00</b> |                                     |           |
| <b>Summary of consultation responses:</b>                             |  | Site notice was displayed between 15/04/2015 – 06/05/2015.<br>Press advert published in the CNJ between 16/04/2015 – 07/05/2015.<br><br>No responses received. |           |                                  |           |                                     |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small> |  | Kentish Town CAAC notified by email on 14/04/2015.<br><br>No responses received.   |           |                                  |           |                                     |           |

## Site Description

The application property is a three-storey mid terrace dwelling house located on the northern side of Dunollie Road, west of the junction with Montpellier Grove. The building is not Listed, but is located within the Kentish Town Conservation Area and the street as a whole is listed as making a positive contribution to the Conservation Area.

Properties are brick and stucco fronted, with all properties on the northern side of the road originally characterised by a front bottle balustrade. However, more recently, this original architectural feature has been replaced with a plain front parapet on some properties. The terrace is characterised by its subdivision into matching pairs which step down from east to west with a clear party wall upstand between them.

This is a retrospective application for the retention of alterations to the front parapet wall following enforcement investigation (reference EN14/0306)

## Relevant History

No planning history.

**Enforcement case EN14/0306:** Roof extension (built a solid wall which has spoilt the roof line).

## Surrounding area

### 8 Dunollie Road

**2010/3076/P** – Erection of a mansard-style roof extension with two dormer windows to front elevation and timber framed sash windows to rear elevation of dwelling house (Class C3). Refused on 11/08/2010.

**2011/1148/P** - Erection of a mansard roof extension to existing dwelling house (Class C3). Refused 11/08/2011

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategies

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

CPG1 - Design (section 4 and 5) 2014

CPG 6 – Amenity 2011

Kentish Town Conservation Area Appraisal and Management Strategy 2011

## Assessment

This is a retrospective application for the retention of alterations to the front roof parapet wall. A new solid front parapet has been constructed without the benefit of planning permission. Retrospective planning permission is now sought to regularise the situation.

The principle considerations material to the determination of this application relate to the design of the development and the impact on the appearance of the host building and the wider Kentish Town Conservation Area.

## Design

The application site forms part of a terrace of 12 properties on the northern side of the road. The roofscape remains relatively unaltered, and demonstrates a clear pattern whereby properties step down in pairs from east to west with matching parapets (either a plain front parapet or bottle balustrading). Properties on the northern side of the street were all originally characterised by bottle balustrading, but more recently, some properties have replaced this feature with a plain parapet wall. The Council is therefore seeking to prevent the loss of further original architectural features of the terrace and encourage their repair and reinstatement.

Despite the removal of some original bottle balustrades, all properties maintain matching front parapets with their pair and a distinctive party wall upstand between each property. The application site was previously characterised by a bottle balustrade, in keeping with neighbouring property no. 21. However, the original bottle balustrade at the application site has been removed and replaced with a solid front parapet wall, also removing the characteristic party wall upstand between properties.

The majority of properties on the southern side of the road are still characterised by their original criss-cross style of balustrade.

CPG1 (Design) emphasises that roof alterations should always take into account the character and design of the property and its surroundings. The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of the building or the wider townscape.

It is highlighted that a roof alteration 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 coordinated design;
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level and;
- Where the scale and proportions of the building would be overwhelmed by additional extension (p.40 para. 5.8).

Furthermore, CPG1 seeks to resist unsympathetic alterations to facades and to preserve original architectural features; emphasising that original finishes should be retained or replicated wherever possible, and that alterations or repairs to brickwork or stonework should match the original in all respects (p. 31-32, para. 4.7).

The Council's design policies aim to achieve the highest standard of design in all developments. In particular, Policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) are relevant. Policy DP24 states that all development should consider:

- the character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing buildings; and
- the quality of materials to be used.

In particular, development should consider (p. 93, para. 24.7):

- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape; and
- the composition of elevations.

Policy DP25 aims to maintain the character of Camden's Conservation areas, highlighting that the Council will only permit development within Conservation Areas that preserves and enhances the character and appearance of the area in line with the Council's Conservation Area statements, appraisals and management plans. DP25 further states that traditional features should be retained or reinstated where they have been lost (p. 98, para. 25.3).

The Kentish Town Conservation Area Appraisal and Management Strategy further highlights that extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines, and so harm the appearance of the Conservation Area (p. 41, para 6.2).

Although the development does not involve an extension to the roof, it is considered that the alterations to the front parapet are an unsympathetic addition, fundamentally altering the composition of the roofline. The removal of the original bottle balustrade and its replacement with a solid front parapet wall, harms the character and appearance of the host property and its neighbouring property no.21, negatively impacting the symmetry of the terrace as a whole and the character and appearance of the wider Kentish Town Conservation Area.

The development is therefore considered unacceptable in design terms and is contrary to policies DP24, DP25, CS5 and CS14 of the LDF and the Kentish Town Conservation Area Appraisal.

### **Amenity**

The development does not cause any adverse impacts to the amenity of neighbouring occupiers and therefore accords with policy DP26. However, this does not outweigh the harm to the host property and surrounding area outlined above.

### **Conclusion**

The alteration to the front roof parapet, by reason of its design, loss of historic feature and relationship with the existing roof form of the host property, neighbouring property and surrounding terrace, harms the appearance of the host building, disrupts its symmetry with the surrounding terrace properties and creates a negative impact on the character and appearance of the wider Kentish Town Conservation Area.

The development is therefore contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

### **Recommendation**

Refuse planning permission and warning of enforcement action to be taken.

That the Head of Legal Services issue an Enforcement Notice under section 172 of the Town & Country Planning Act 1990 as amended, and officers be authorised in the event of non-compliance to prosecute under section 179 or appropriate power and/or take direct action under section 178 in order to secure cessation of the breach of planning control.

**The Notice shall allege the following breach of planning control:**

Without Planning Permission:

The unauthorised removal of original bottle balustrade at front roof level and construction of new replacement parapet wall.

The Notice shall require that, within a period of three months of the Notice taking effect, the solid front parapet wall shall be completely removed and replacement bottle balustrade reinstated to match the original and that at neighbouring property no.21.

**Reasons for Issuing the Notice:**

**It appears to the Council that the above breach of planning control has occurred within the last 4 years.**

**The alteration to the front roof parapet, by reason of its design, loss of historic feature and relationship with the existing roof form of the host property, neighbouring property and surrounding terrace, harms the appearance of the host building, disrupts its symmetry with the surrounding terrace and creates a negative impact on the character and appearance of the wider Kentish Town Conservation Area. The development is therefore contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.**