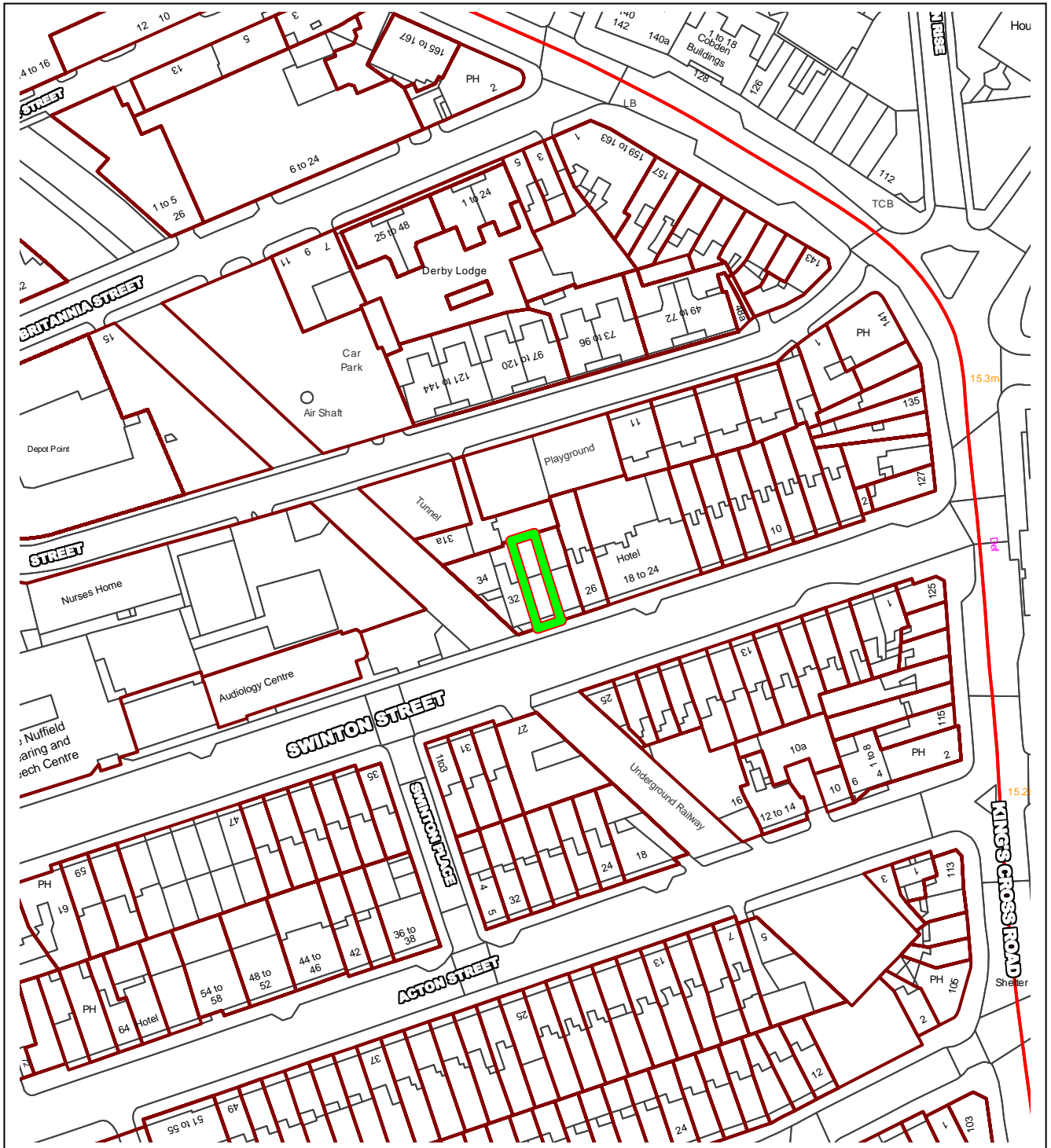


30 Swinton Street – 2015/2340/P



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Photos



View from front (No. 30 is second from left)



View of wider terrace (looking west)



View looking east (view of side of Nos. 32 and 34)



View from rear (Wicklow Street)



View from rear (Wicklow Street)

| | | | | | | | |
|---|--|----------------------------------|--|----------------------------------|--|-------------------------------------|--|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 21/08/2015 | |
| (Members Briefing) | | N/A / attached | | Consultation Expiry Date: | | 22/07/2015 | |
| Officer | | | | Application Number(s) | | | |
| Kate Phillips | | | | 2015/2340/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| Flat 1st and 2nd Floor 30 Swinton Street London WC1X 9NX | | | | Refer to Draft Decision Notice | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Mansard roof extension at 3rd floor level, retention of part of existing roof terrace, and associated works | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |

| | | | | | | |
|---|--|-----------|------------------|----------|-------------------|----------|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 35 | No. of responses | 4 | No. of objections | 3 |
| Summary of consultation responses: | <p>A site notice was displayed from 03/07/2015 (expiring 24/07/2015) and a public notice was displayed in the local press on 14/05/2015 (expiring 04/06/2015).</p> <p>The owner/occupier of the ground floor flat, 30 Swinton Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Request from applicant for monetary contributions to repair brickwork • Disruption during construction period <p>The owner/occupier of No. 26 Swinton Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Front roof terrace is inconsistent with rest of street <p>The owner/occupier of Flat 5, 32-34 Swinton Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Disruption during construction period <p>The owner/occupier of the basement flat, 30 Swinton Street queried the serving notice process but did not comment on the application itself.</p> <p>Officer comment:</p> <p>Whilst the mansard roof would not match the others in the street, given its design and set-back position, it would not be visible from Swinton Street and although parts of the roof terrace may be discernible, there is already a roof terrace at the building. From the rear (views from Wicklow Street), the proposed mansard roof would be similar to the others in the row.</p> <p>In general, construction noise and disturbance are not valid reasons to refuse an application and, taking into consideration the scale of the proposed works, it would not be reasonable to attach a condition to require a construction management plan in this case. However, an Informative can be added to the decision to remind the applicant of their responsibilities under the Control of Pollution Act 1974.</p> <p>Agreements between separate owners of a building and financial issues are not a planning consideration and the Council cannot take these into account in the determination of a planning application.</p> | | | | | |
| Bloomsbury CAAC | No comments received. | | | | | |

Site Description

The application site is the top floor flat at No. 30 Swinton Street, which is a mid-terrace, three storey building with a basement on the northern side of the road. The building is constructed with London stock bricks, with white stucco at ground level. The stucco level is higher than the neighbouring properties. The rear of the building is visible from Wicklow Street (to the north), beyond a basketball court and single storey buildings. The butterfly roof has been altered in the past to create a flat roof terrace which is accessed by a staircase from the second floor.

The application building is within the Bloomsbury Conservation Area.

Relevant History

L15/12/D/27781 - Alterations to the roof to provide a flat roof in place of the existing valley roof – Granted 23/03/1979.

30-32 Swinton Street:

2015/3912/P - Erection mansard roof extension to create two additional bedsit rooms (Sui Generis) – Decision pending

32 Swinton Street:

2008/3264/P - Erection of a mansard roof extension to create a new self-contained flat (Class C3) to 32 Swinton Street. - Granted Subject to a Section 106 Legal Agreement 10-03-2009 (permission not implemented)

2007/4237/P - Erection of a mansard roof extension to create two additional self-contained studio flats – Refused 23-11-2007.

Reason for refusal:

- 1. The detailed design of the proposed roof extension by virtue of the gable end, casement windows and new window within the flank wall of the building would not be traditional to this type of building and would appear incongruous, unduly prominent and visually jarring within the streetscene. The proposal would therefore cause harm to the appearance of the building and the character and appearance of this part of the Bloomsbury Conservation Area, contrary to policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.*
- 2. The proposed studio flats would fail to meet minimum floorspace requirements and would therefore provide an unsatisfactory and substandard form of living accommodation, contrary to policy H1 of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.*

No. 34 Swinton Street:

2015/4016/P - Erection of two storey roof extension with mansard to create three additional bedsit rooms (Sui Generis) – Decision pending

No. 16 Swinton Street:

2010/1680/P - Conversion of existing single dwelling (Class C3) into 1 x self-contained 3 bedroom unit at basement & ground floor level and 1 x self-contained 4 bedroom unit at first, second and third floor level. Erection of a mansard roof extension to include dormer windows at rear and front. Demolition of single storey rear extensions and replacement with new single storey rear extension at basement level with roof terrace at ground floor level and creation of courtyard. - Granted subject to a Section 106 Legal Agreement and Warning of Enforcement Action 11-04-2011.

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

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

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2014)

CPG6 Amenity (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

Assessment

1. Proposal:

1.1 This application seeks planning permission to erect a mansard roof on top of the host building, in order to create an additional bedroom and an en-suite bathroom. The proposed flat-topped mansard roof would only cover part of the roof and part of the existing roof terrace (at the front, Swinton Street side) would be retained.

1.2 The proposed flat-topped mansard roof would measure up to 2.6 metres high; the pitch of the lower roof slope would be approximately 74 degrees; and the internal floor-to-ceiling height would be 2.3 metres. The front elevation of the partial mansard roof would be set back from the front of the host building line by 3.5 metres and would feature aluminium framed sliding doors to access the roof terrace, as well as a low level cupboard. The rear elevation (the traditional mansard roof element) would feature 2 no. dormer windows, one to serve the bathroom and one to serve the landing area.

2. Impact on the conservation area

2.1 The application site is located within the Bloomsbury Conservation Area and the Conservation Area Appraisal and Management Strategy identifies Nos. 28-34 (group) as making a positive contribution to the character and appearance of the conservation area. Policy DP25 seeks to conserve Camden's heritage and the Council has a statutory duty under section 72 (conservation areas) of The Planning (Listed Buildings and Conservation Areas Act) 1990, as amended by the Enterprise and Regulatory Reform Act (ERR) 2013, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

2.2 CPG1 Design notes that additional storeys or roof alterations are only likely to be acceptable where there is an established form of roof addition or alteration to a terrace of group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. Furthermore, the alterations must be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. The guidance notes that roof alterations or additions are unlikely to be acceptable if there is an unbroken run of valley roofs or if the complete terrace or group of buildings has a roof line which is largely unimpaired by alterations or extensions.

2.3 In this case, the neighbouring property to the east, No. 28, has not been altered at the roof level and retains its original butterfly roof. No. 26 has a dual-pitched roof addition with front and rear dormer windows. No. 32, to the west of the host building, also remains unaltered at the roof level; although planning permission was granted in 2008 to erect a mansard roof on the building, but the permission was not implemented. The Council is currently considering planning applications for a roof extension at No. 34 Swinton Street; however, this building is of a different style and is set back from the main building line and is not therefore viewed as part of the same group as the host dwelling. Within the wider terrace, Nos. 18-24 (which are used as one hotel), have mansard roofs although these are two-planed mansards rather than flat-topped as proposed in this application.

2.4 The proposed partial mansard roof would only cover the rear part of the roof of the host building and due to the set-back from the front of the building (up to 3.5 metres) it is unlikely that it would be visible in the street scene along Swinton Street. As such, whilst it would not match the roofs of other buildings in the wider terrace, due to the limited public visibility it is considered that there would be limited harm to the character and appearance of the conservation area. The roof terrace may be discernible in views from the street level, but there is already a roof terrace at the building and the Council cannot therefore resist this element of the proposal.

2.5 From the rear (in views from Wicklow Street), the new roof would appear as a traditional mansard. The slope of the roof would have a pitch of approximately 74 degrees, which is above the 70 degrees recommended in CPG1 Design. However, on the basis that the rear of the mansard roof would only be seen in long-range views, due to the local topography and the intervening land uses (basketball courts and single storey buildings), the steeper pitch and the flat top design are considered to be acceptable on balance, particularly because the slope of the roof would rise from behind the parapet wall and the 2 no. dormer windows would relate well to the façade below.

2.6 It is recognised that the proposed mansard would not help to re-unite the group of buildings and that the two immediate buildings currently remain unaltered at the roof level; however, from the rear (where the new roof would be visible), the buildings are not viewed as a cohesive group in the same way as they are from the front (in Swinton Street) and therefore it is not considered that the works would detract from the roofscape or group of buildings to such a degree

as to warrant a refusal of the application.

2.7 CPG1 notes that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas. In this case, the mansard roof would feature slate tiles on the rear, visible part of the roof, and fibre cement tiles on the front elevation. Whilst the use of fibre cement tiles would not normally be supported, it is difficult to demonstrate the harm to the character and appearance of the conservation area if the front of the mansard roof would not be visible, or at the very least, prominent in the conservation area. As such, the use of fibre cement tiles on the front elevation only is considered to be acceptable in this case.

3. Impact on the residential amenity of nearby and neighbouring residential properties / adjacent land uses

3.1 As already noted, the neighbouring properties to either side remain unaltered at the roof level. By virtue of its size, design and siting it is not considered that the proposed mansard roof would impact on the visual or residential amenities of the nearby and neighbouring properties by way of loss of privacy or overlooking, loss of outlook or overshadowing, or loss of sunlight/daylight. The proposal is therefore considered to be acceptable in this regard.

3.3. Furthermore, on the basis that there is already an existing roof terrace at the host building, it is not considered that the use of the resultant smaller roof terrace, in the same location, would have a detrimental impact on the occupiers of nearby and neighbouring properties.

Recommendation: Grant Planning Permission subject to conditions

DISCLAIMER: Decision route to be decided by nominated members on *Monday 3rd August 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Timothy Godsmark
Godsmark Architecture
Unit 9 Shoreditch Town Hall
380 Old Street
London
EC1V 9LT

Application Ref: **2015/2340/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 2521

28 July 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1st and 2nd Floor
30 Swinton Street
London
WC1X 9NX**

DECISION

Proposal:

Mansard roof extension at 3rd floor level, retention of part of existing roof terrace, and associated works

Drawing Nos: PA00; PA01; PA02; PA03; PA04; PA05; PA06; PA07; PA08; PA09; PA10

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PA00; PA01; PA02; PA03; PA04; PA05; PA06; PA07; PA08; PA09; PA10.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

DRAFT

DECISION