

Delegated Report		Analysis sheet		Expiry Date:		16/12/2015	
		N/A		Consultation Expiry Date:		13/11/2015	
Officer				Application Number(s)			
James Clark				2015/5586/P			
Application Address				Drawing Numbers			
144 Bayham Street London NW1 0BA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of mansard roof extension							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		03		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		Site notice displayed from: 23/10/2015 – 13/11/2015					
		No comments received.					
CAAC/Local groups comments:		No CAAC or local groups					
Site Description							
The site is located on the east side of Bayham Street at the junction with Greenland Road. It comprises a post-war end of terrace 3 storey dwelling house which is part of a uniform group of three.							
The site is not listed and not located in a Conservation Area, but is located adjacent to the Camden Town Conservation Area, it is also in close proximity to a locally listed terrace of 3 older properties and adjacent to the Grade II Listed terraced properties on Greenland Road to the rear.							
Relevant History							
<u>144 Bayham Street (site)</u>							
2012/6683/P - Insertion of a French door at first floor level on the rear elevation and installation of railings to form a Juliet balcony to single dwelling house (Class C3). <i>Granted 13/06/2013</i>							

2010/4288/P - Erection of a single storey rear extension at ground floor level to a single family dwelling (C3). *Granted 12/10/2010*

2015/1829/P - Erection of third floor mansard roof extension, *Refused 29/06/2015*. The application was refused due to its bulk, scale, detailed design and location within a line of unaltered roofscapes, considered to detrimentally impact the character and appearance of the existing building and nearby non-designated heritage assets.

116-134 Bayham Street

2014/3264/P - Erection of a single storey third floor roof extension to provide 2 x 3 bedroom residential units (Class C3) with plant enclosure to new roof, introduction of third floor roof terraces, alterations to front entrance, and alteration to fenestration of rear elevation of existing office building (Class B1a). *Granted subject to a s106 legal agreement, 23/07/2014*

Relevant policies

NPPF 2012 (National Planning Policy Framework)

London Plan 2015

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 2015

CPG1 – Design 2015 sections 5.6 – 5.10

CPG6 – Amenity 2011 sections 7.4 – 7.11

Assessment

Proposal:

Permission is sought for the erection of a mansard roof extension to comprise additional living space for the existing single family dwellinghouse.

Planning permission was refused on the 29th of June 2015 for an almost identical proposal (Ref 2015/1829/P). This application differs as the applicant has now increased the set back of the roof extension from the front by approximately 50cm.

Assessment:

The proposed mansard roof would measure approx. 3.7m in width x 2.3m in height x 9.7m in length. It would be constructed in brickwork to match that of the existing building. The mansard roof would rise at an angle of 70degrees to the front elevation and 90 degrees at the rear. The increased set back of the extension compared to the previously refused application would not overcome the previous reason for refusal where the principle of the roof extension is unacceptable.

Paragraph 5.6 of CPG 1 (Design) states that roof extensions and alterations are likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene. It goes on to identify particular characteristics which would

make alterations unacceptable including:

- *There is an unbroken run of valley roofs;*
- *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;*
- *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
- *Where the scale and proportions of the building would be overwhelmed by additional extension*

The application site is part of a terrace of 3 properties, which are post-war (the application site being one of these). Adjacent to this are 3 older, traditional terraced properties which are locally listed (No 136-140 & 146-152). This row is adjacent to an attractive 20th century industrial building (no 116-134) that recently erected a roof extension (approved under planning permission ref 2014/3264/P) for two new residential dwellings.

The residential terrace of both post war and older properties forms a coherent group with the design of the older buildings being echoed in the newer. The terrace gradually steps down in height as it moves away from the larger 20th century industrial building acting as a good transition between the larger form of the industrial building and smaller form of the terraced properties on Greenland Road. The recent construction of the third floor roof extension on the 20th century building (no 116-134) emphasises the transition in height further.

The group of 6 buildings (terraces) all contain either unbroken valley roofs (in the case of the older properties) or unaltered flat roofs (in the case of the post war buildings) and are read as a harmonious group at roof level when viewed from Bayham Street.

It is considered that the introduction of a mansard roof extension in this location would have a negative impact on the appearance of the host building and on the wider terrace when viewed from Bayham Street and the listed buildings in Greenland Street. The mansard would detract from the harmonious grouping of the terrace and set an unwelcome precedent for the further erosion of the relatively unaltered roofscape and unbroken run of valley roofs, contrary to Camden Planning Guidance and Policy DP24. Furthermore it would interrupt the gradual drop in height which exists as the structures move away from the recently developed roof extension on no 116-134 (large 20th century industrial building) to the smaller terraces at Greenland Road.

It is also considered that the proposal would negatively affect the character and setting of the Grade II Listed Buildings at 6 and 8 Greenland Road and the Local Listed buildings (No 136-140 & 146-152) within the terrace itself. The post war buildings (of which the application site is one) has been designed so as to be subordinate to the older buildings and of a smaller form, the introduction of a mansard extension would enlarge the application property to the detriment of the existing uniform terrace and the listed buildings to the rear which all have a relatively unaltered roofscape.

CPG1 also provides guidance on the acceptable design of mansard roofs, generally they should have both a pitched front and rear slope. This proposal has a pitched front slope but is vertical at the rear – given the highly prominent location of the building this design approach would appear uncomfortable when viewed from the street and it is not considered to fully comply with the CPG1. Furthermore, end of terrace properties would traditionally have a side pitched roof (as well as both front and rear pitches) to terminate the terrace in an appropriate way, however this proposal would see the side of the property brought up vertically, presenting a large, essentially blank wall to the prominent junction of Bayham Street and Greenland Road to the detriment of the wider streetscene. It is also considered

that windows should generally become more subordinate in size the higher up they are positioned, the proposed windows would be much larger in size than those below which does not comply with CPG1.

It is not considered that the proposal would impact upon the amenity of adjoining occupiers by way of loss of privacy or sunlight/daylight as it located at roof level away from any properties that could be affected.

No 116-134 Bayham Street was given planning permission in 2014 (see history) for the erection of a glazed roof extension. Whilst it appears to soften the impact to the overall scale of that building and although the extension spans the entire roof space (albeit with a modest set-back at the front elevation) it appears secondary to the building and is not considered to harm the surrounding character. The site merits of no 116-134 are considered to permit a roof extension as constructed opposed to the application site at number 144 as explained in the report and thus the roof extension at 116-134 should not be considered a precedent to grant approval.

Summary:

The re-submission application reduces the depth of the mansard roof extension by approximately 50cm in an attempt to satisfy the previous reason for refusal based on its proposed bulk and scale. However the minimal reduction does not change the excessive bulk and scale of the proposed mansard roof extension and therefore the application is refused based on the same reasons for refusal as the previous application.

Recommendation: Refuse Planning Permission