

Design, Planning and Access Statement

245 (Upper Flat) Royal College Street, London NW1 9LT

Proposal for the erection of a flat-topped mansard roof extension, including dormer windows to the front and rear, to provide additional residential floor space to the top floor flat.

Project title	Job title	Document title	Date	Editor	Reference	Revision
245 Royal College Street, London NW1 9LT	Erection of mansard roof extension	Design, Planning and Access Statement	16.08.12 (original) 11.12.15 (updated)	GC	Royalcollege /245/RX2/DAP	-



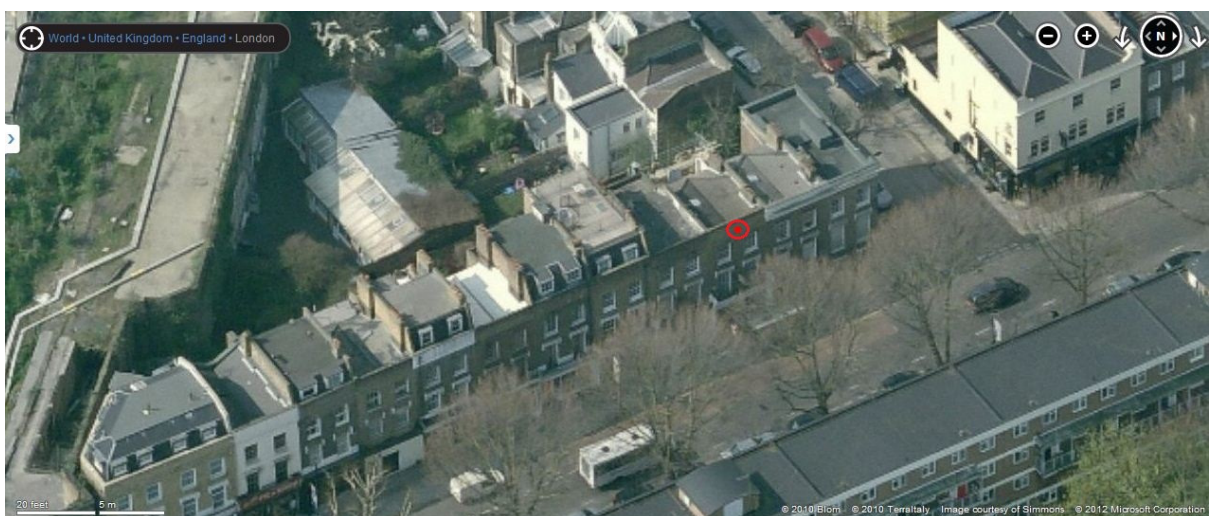
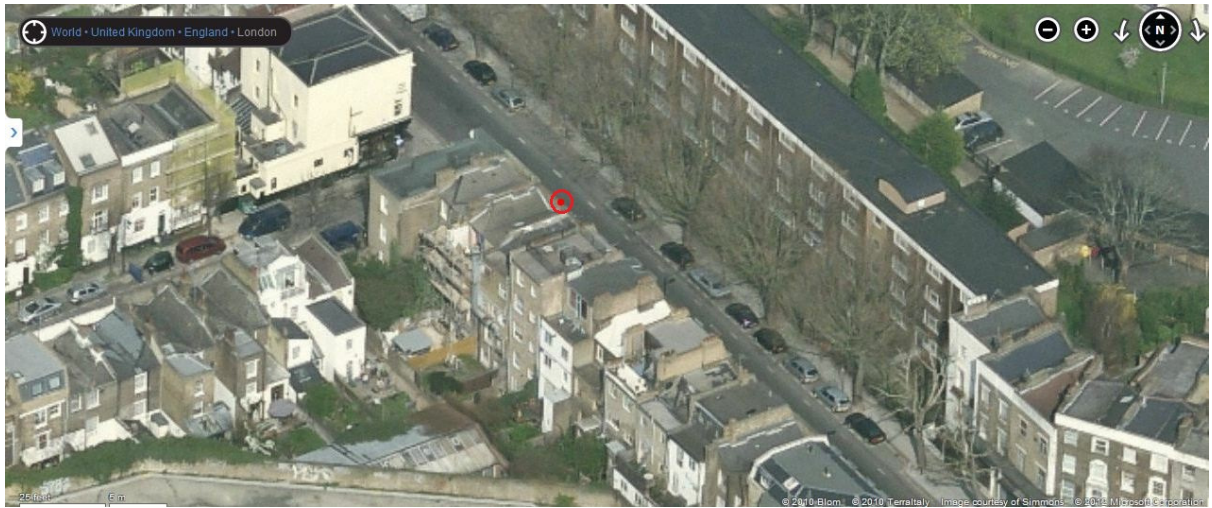
245 Royal College Street (on the right, behind bus stop)

1. Introduction

- 1.1 The building identified as 245 Royal College Street forms part of a Georgian terrace of 12 properties henceforth referred to simply as “the terrace”.
- 1.2 The terrace forms part of the Jeffrey’s Street Conservation Area (no 21), which was adopted in 2002.
- 1.3 The building consists of 4 storeys, covering basement, ground, first and second floors.
- 1.4 Most recently, the house was wholly converted into 3 self-contained flats (planning application 2010/6105/P). As part of that application, a full-width rear extension was erected at first and second floors above the existing rear extension at basement and ground levels.
- 1.5 The current proposal is for the erection of a flat-topped mansard roof extension, including dormer windows to the front and rear, to provide additional residential floor space to the existing top floor flat. The proposed extension will not extend beyond the “original house” (pre- rear extension).
- 1.6 This Design, Planning and Access statement should be read in conjunction with drawings *Royalcollege/245/RX2/1* (“Existing section and elevations”), *Royalcollege/245/RX2/2* (“Proposed section and elevations”), *Royalcollege/245/RX2/3* (“Existing floor plans”) and *Royalcollege/245/RX2/4* (“Proposed floor plans”).

2. Relevant planning considerations

- 2.1 Paragraph JS23 (“Roof Extensions”) of the Jeffrey’s Street Conservation Area Statement emphasizes that “it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched.” Likewise, only proposals that do not “fundamentally change the roof form” will be considered.
- 2.2 Camden’s supplementary planning guidance entitled “CPG 1: Design” sets out further criteria on which proposals for roof extensions are assessed, including:
- (a) There should be an “established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape”;
 - (b) Alterations should be “architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form”;
 - (c) There should be “a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm”;
 - (d) Extensions are not acceptable where there is an “unbroken run of valley roofs” or a “roof line that is largely unimpaired by alterations or extensions”;
 - (e) Extensions should not “overwhelm [...] the scale and proportions of the building”.
- 2.3 Paragraph 5.15 of *CPG 1: Design* states that mansard roof extensions are “often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind”. Given the period/age of the host building, a mansard roof extension can therefore be “architecturally sympathetic” (condition b).
- 2.4 Aerial photographs taken of the front and rear elevations of the terrace showcase a variety of roof alterations (in particular to the rear):



Different aerial views of terrace consisting of 225-249 Royal College Street. No 245 marked in red.

- 2.5 At the rear, there no longer appears to be an established roof line (condition *d*). In some cases, the rear parapet wall has been extended outwards by the addition of a full-width rear extension just below roof level. Many roof extensions are present, consisting of either a vertical rear face or a sloped mansard roof. Some roof walls/slopes extend right up to the rear elevation (resulting in a continuous rear elevation, for example, no 241); others are set back from the rear parapet wall (for example, no 239) to avoid overwhelming the host building (condition *e*).
- 2.6 At the front, over half of the properties forming part of the terrace have been extended by (or have been granted permission for) the addition of a mansard roof set behind the raised parapet wall. As there are a few noticeable gaps in this pattern, the proposed roof extension at no 245 would help towards re-uniting this group of buildings without causing any additional harm (conditions *a* and *c*).
- 2.7 The following table summarizes to what extent mansard roof extensions have become acceptable within the terrace:

House no	Extension approved	Date approved	Extension built	Comments
225-227	Yes	2006	Yes	Conservation area approval
229	Yes	1989	No	
231	Yes	1997	Yes	
233	No permission sought	-	No	
235	Yes	1999	Yes	
237	Yes	2002 (Dec.)	No	Conservation area approval
239	Yes	1979	Yes	
241	Yes	1987	Yes	
243	Refused in appeal	2004	No	See 2.9 to 2.11
245	Pending	2012	No	Current application
247	No permission sought	-	No	
249	No permission sought	-	No	

- 2.8 As identified in table 2.7, 7 out of 12 properties within the terrace have been granted planning permission for a mansard roof extension. The two most recent applications (225-227 and 237) were granted after the Jeffrey's Street Conservation Area was adopted in November 2002.
- 2.9 Only one property, namely 243 Royal College Street, has been refused planning (on appeal) for a proposal which included (but was not limited to) the erection of a mansard roof.

- 2.10 However, the reason for this refusal was because the mansard roof extended across the original house and the full-width rear extension. Its vertical rear face would have created a continuous rear elevation harmful to the appearance of the terrace and over-dominating the host building. The original roof line would have been lost.
- 2.11 Nonetheless, the planning inspector remarked that “the Council clarified at the *[appeal]* hearing that it had no objection in principle to a roof extension and that the proposed mansard design to the front elevation was acceptable.” (See annex for copy of appeal decision letter.)
- 2.12 The mansard roof extension proposed at 245 Royal College Street therefore does not extend beyond the original house, resulting in a substantial setback of 1.6 m between the rear mansard roof slope and the parapet wall of the rear full-width extension. This design, similar to the one approved more recently at 237 Royal College Street, ensures that the majority of the roof extension at the rear is hidden from view.
- 2.13 Along adjoining Ivor Street, which also forms part of the Jeffrey’s Street conservation area, are located a few more examples of properties which have recently been granted planning permission for the erection of a mansard roof extension:

Address	Proposal	Date approved
3 Ivor Street	Erection of a mansard roof extension to a dwelling house (Class C3).	04-04-2011
17 Ivor Street	Erection of roof extension with dormer windows to the front and rear roofslope to provide additional accommodation for the upper floor maisonette.	08-01-2008
22 Ivor Street	Erection of mansard roof extension, single storey ground floor extension at rear, replacement of a window with door and installation of Juliet balcony at rear first floor level all in connection with existing dwellinghouse (Class C3).	18-10-2011
23 Ivor Street	Erection of mansard roof extension with two dormer windows to front roofslope and two dormers to the rear roofslope in connection with the existing dwellinghouse.	23-01-2012



As the proposed mansard roof will be set back from the existing rear parapet by 1.6 m, there will be no detrimental effect on the rear elevation as seen from most vantage points below.

3. Use and layout

- 3.1 The existing use of 245 Royal College Street is residential (class C3). The proposed mansard roof (3rd storey) level will provide additional residential floor space to the existing top floor flat (similar to other proposals within the terrace). No additional residential units are proposed.
- 3.2 The proposed mansard roof extension will consist of a bedroom and a study/guestroom. All rooms will comply with Camden's minimum room size and height standards and receive good amounts of sunshine and daylight.
- 3.3 The existing room stacking order within the building will be maintained to avoid internal noise sources. Due to their higher position, the proposed bedroom and study/guestroom will be much less affected by external noise sources than those on the lower floors and offer a tranquil residential setting.

4. Amount and scale

- 4.1 By taking into account the existing rear terrace elevation, local planning policy and recent nearby planning precedents (see section 3 of this statement), it was decided that the proposed mansard roof extension should not extend beyond the original house. The resulting 1.6 m setback between the rear mansard roof slope and the parapet wall of the full-width rear extension will ensure that the existing roof line is maintained whilst the bulk of the rear mansard roof slope is hidden from view.
- 4.2 At the front, most of the mansard roof slope will be obscured by the high parapet wall.
- 4.3 In designing the proposed mansard roof extension and dormer windows, inspiration was taken from Camden's Supplementary Planning Guidance on mansard roof designs (*CPG1: Design*): the floor-to-ceiling height was set to 2.3 m whilst the roof slope was angled at 70 degrees.
- 4.4 The height of the proposed mansard roof will match that of all other existing and approved mansard roof extension along the terrace. The party walls and associated chimney stacks will be raised and matched in height accordingly, whilst the party walls are to be built up to the new 70 degrees roof line.
- 4.5 As advised by *CPG1: Design*, the proposed dormer windows are horizontally aligned with the windows on the lower floors. A gap is maintained between the top of the dormer window box and the top of the mansard roof.

5. Appearance

- 5.1 In accordance with design advice taken from *CPG1: Design* and with similar nearby developments in mind, the mansard roof will consist of slate laid with a traditional overlap pattern.
- 5.2 The decorative chimney pots will be reused after the height of the chimney stacks has been increased.
- 5.3 The proposed dormer windows are to be timber sash painted in white. Glazing bars will match those on the lower floors.
- 5.4 The proposals do not require any visible changes to the existing rainwater drainage system. All new drainage requirements associated with the roof extension can be completely hidden behind the front and rear parapet walls.



The decorative chimney pots as well as the setback between the original roof and the rear parapet wall will be retained.

6. Conclusions

- 6.1 The current proposal is for the erection of a flat-topped mansard roof extension, including dormer windows to the front and rear, to provide additional residential floor space to the existing top floor flat. The proposed extension will not extend beyond the “original house” (pre- rear extension).
- 6.2 The proposal is similar to other developments that have recently been granted planning permission within the terrace and the wider Jeffrey’s Street conservation area.
- 6.3 The proposal would help towards visually re-uniting the terrace without causing any additional harm to the existing roof line.

7. Annex

Appeal Decision

RECEIVED 19 DEC 2005

Hearing held and site visit made on 22 November 2005

by Jane Miles BA (Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
199th Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

13 DEC 2005

Appeal Ref: APP/X5210/A/04/1167235

243 Royal College Street, London, NW1 9LT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Thomas Tan against the decision of the Council of the London Borough of Camden.
- The application Ref: 2004/2626/P, dated 13 June 2004, was refused by notice dated 12 August 2004.
- The development proposed is described as 'proposed third floor to form self-contained flat, and formation of light well and stairs at front of premises to give direct access to basement'.

Summary of Decision: The appeal is dismissed.

Roof extension (the proposed third floor)

7. The Council clarified at the hearing that it had no objection in principle to a roof extension, and that the proposed mansard design to the front elevation was acceptable. It is similar to a proposal for no. 237, granted permission in 2002. The principal issue in relation to this roof extension is the impact at the rear of the terrace, which is visible in public views from Ivor Street, and also in views from the private amenity areas of nearby dwellings. Although there has been a variety of rear extensions along the terrace, its original proportions and character are still distinguishable.
8. As proposed, the additional floor would extend across both the original building and its full width rear extension. It would have a flat roof and vertical rear face. Due to its size and design, it would result in a continuous rear elevation rising in excess of 12m from natural ground level, and more from the basement level. As such the extension would not be subordinate to the original building in terms of scale, nor respect its form, proportions or character. In my opinion it would create an unacceptably dominant and imposing structure, visually intrusive and detrimental to the character and appearance of both the terrace and the Conservation Area.
9. The proposal would result in no. 243 matching the adjoining property, no. 241, which has previously been similarly extended, prior to the terrace being included in the Conservation Area. However, to my mind, no. 241 demonstrates the harmful effect of this particular form of extension. Its shape and bulk obscures the original roofline, damaging the form and integrity of the terrace, and the resultant height of the extended building's narrow vertical face creates an unduly dominant impact when seen from ground floor level. Adding a similar extension immediately adjoining this one would cause further harm.