
Appeal Decision

Site visit made on 6 January 2016

by Les Greenwood MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 January 2016

Appeal Ref: APP/X5210/D/15/3135825

17 Edis Street, London NW1 8LE

- 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 Stefan Isaacs against the decision of the Council of the London Borough of Camden.
 - The application Ref 2015/2696/P was refused by notice dated 27 August 2015.
 - The development proposed is to build a set back loft extension.
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Decision

1. The appeal is dismissed.

Main issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Primrose Hill Conservation Area.

Reasons

3. This part of the conservation area is characterised by regularly laid out streets lined by terraces of handsome, well-crafted mid to late Victorian 3+ storey houses. The Council's *Primrose Hill Conservation Area Statement* describes Edis Street as a secondary road with a distinctly urban character and a high degree of enclosure. It lists Nos 1-31 Edis Street amongst the buildings which are particularly good examples of the local building tradition, making a positive contribution to the conservation area.
 4. Roof extensions are commonplace in the area and 17 Edis Street is notable for its lack of such an extension. The proposal is to form a roof extension with a vertical wall and sliding glass doors at the front, set back behind a parapet wall and small roof terrace, and a typical mansard roof with dormers at the back. The Council's only objection is to the design at the front. Concerns about the design to the rear appear to have been reasonably resolved by the submission of amended plans during the application process.
 5. The contemporary, flat glazed frontage of the proposed extension would stand out as an atypical design approach within the predominantly traditional, more finely modelled mansard type extensions on Edis Street. There are some existing, heavily glazed roof extensions, but these are relatively few in number and tend to detract from the street scene. They do not form an important part
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of local character or a good model for new extensions. Modern design can of course be acceptable on period buildings where it would sit well within its context. In this case, however, the glazed frontage would stand out to such an extent that it would detract from the generally harmonious frontage of the terrace.

6. Although the front of the extension would be set back behind a parapet wall, its upper reaches would be clearly visible from the street and from buildings opposite. I note that a submitted section drawing indicates that street level views of the proposed glazing would be screened by the parapet wall, but this relates only to views from directly across the street. The proposed extension would be similar in alignment and height to the adjoining extension at No 18, which is clearly seen in more angled views.
7. I conclude that the proposal would harm the character and appearance of the conservation area. It therefore conflicts with the aims of Camden Core Strategy 2010-2025 Policy CS14 and Policies DP24 and DP25 of the Camden Development Policies 2010-2025, to ensure that development is of a high standard of design that respects local context and preserves or enhances Camden's rich and diverse heritage assets. The proposal would also fail to follow the guidance set out in Camden Planning Guidance 1 *Design*, that roof extensions should be architecturally sympathetic to the age and character of the building.
8. I recognise that the property has a small rear garden, so that the proposed roof terrace would usefully add to the available outdoor space. This factor does not, however, override my concern in relation to the main issue.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR