

Delegated Report		Analysis sheet		Expiry Date:		21/03/2016	
		N/A		Consultation Expiry Date:		25/02/2016	
Officer				Application Number(s)			
Tessa Craig				2015/6920/P			
Application Address				Drawing Numbers			
29 Gaisford Street London NW5 2EB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of roof level 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	35	No. of responses	03	No. of objections	03
				No. electronic	03		
Summary of consultation responses:		<p>A site notice was displayed 03/02/2016- 24/02/106 and a press notice was advertised on 04/02/2016. Thirty five neighbours were consulted by post.</p> <ul style="list-style-type: none"> 27 Patshull Road commented they are unsure how roof extension and rear extension would affect their garden. 29 Patshull Road object to the proposal, the development may set a precedent, the symmetry of the terrace would be lost and the skyline would become 'hotch-potch'. 					
CAAC/Local groups* comments: *Please Specify		Bartholomew Estate and Kentish Town CAAC objected to the proposal as the proposal would alter the roofline of the valley roofs and the proposal is not in keeping with the area and materials do not enhance the conservation area.					

Site Description

The subject site is located on the south side of Gaisford Street. The property is three storey with a lower ground level and is a single dwelling house which is at the end of a group of nine, three storey properties and next to a group of fourteen four storey properties to the west. Both groups of properties have largely unaltered roof profiles, with the butterfly/valley profiles of all nine properties which the subject building is a part being unchanged. The property is within Sub-Area 1 of the Bartholomew Estate conservation area and makes a positive contribution to the area.

Relevant History

11815- Conversion into 2 maisonettes and erection of an extension at the rear of the first floor in this connection. Granted, 20/10/1971.

Relevant policies

National Planning Policy Framework 2012

Paragraphs 14, 17, 56-66 and 126-141

The London Plan March 2015

Policies 7.4, 7.6 and 7.8

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)

Camden Planning Guidance 2011

CPG1 (Design) Pages 9-14 and 35-38

CPG6 (Amenity) Pages 25-38

Bartholomew Estate Conservation Area Statement 2000

Page 14, 20, 22, 22 and 25

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for a roof level extension to accommodate an additional bedroom and bathroom. The extension would be 5.7m deep, 5.05m wide and 2.8m high with full height glazing on the rear elevation and two four pane windows on the front elevation. The materials would be natural slate with timber framed windows.
- 1.2 Revised drawings were submitted to the Council prior to validation which attempted to address concerns raised by the Officer, the assessment is based on the revised plans. The original proposal was a roof level extension covering the entire roof area and would appear to match the front elevation of the four storey properties to the west of the site (including white rendered parapet) and also included a roof terrace on top of the roof extension.

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are design and the impact of the development on amenity.

Design

- 2.2 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that development should consider the character, setting, context and the form and scale of neighbouring buildings and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance. CPG1 Design guidance advises mansard roof extensions are acceptable where it is the established roof form in a group of buildings.
- 2.3 The Bartholomew Estate Conservation Area Statement describes the strong parapet line along Gaisford Street with valley roof set behind. Only the west end of the street has been altered by incidental dormer windows. The statement describes the attractive and continuous composition of valley roof profiles at the rear which can be enjoyed in a number of glimpse views. Roof extensions and changes to profiles are identified as an issue for the conservation area. The statement advises mansard additions and other roof extensions that fundamentally change the roof form are uncharacteristic of the Conservation Area.
- 2.4 It is clear from the policies and guidance that roof level extensions are only acceptable where there is no particular pattern or uniformity. However, in this case the property is one in a terrace of nine properties of the same style. The existing properties are without any changes to the valley roof profile. It is therefore considered the addition of a roof level extension, whilst it may only be visible in glimpses would still be harmful to the host building, the terrace which the property forms a part and the wider conservation area due to the design, bulk, scale and location. The proposal is considered unacceptable in principle and would not preserve or enhance the conservation area.

Amenity

- 2.5 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.6 The proposed roof extension is not considered to harm the amenity of neighbouring properties due to its location within the roof slope. There are existing high level windows therefore no additional overlooking into residential windows would occur. The proposal is not considered harmful in terms of amenity.

3.0 Recommendation

3.1 Refuse planning permission for the following reasons:

The proposed mansard roof extension, by reason of its design, bulk, scale and location, would be detrimental to the character and appearance of the host building, surrounding area and Bartholomew Estate Conservation Area contrary to policy 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.