

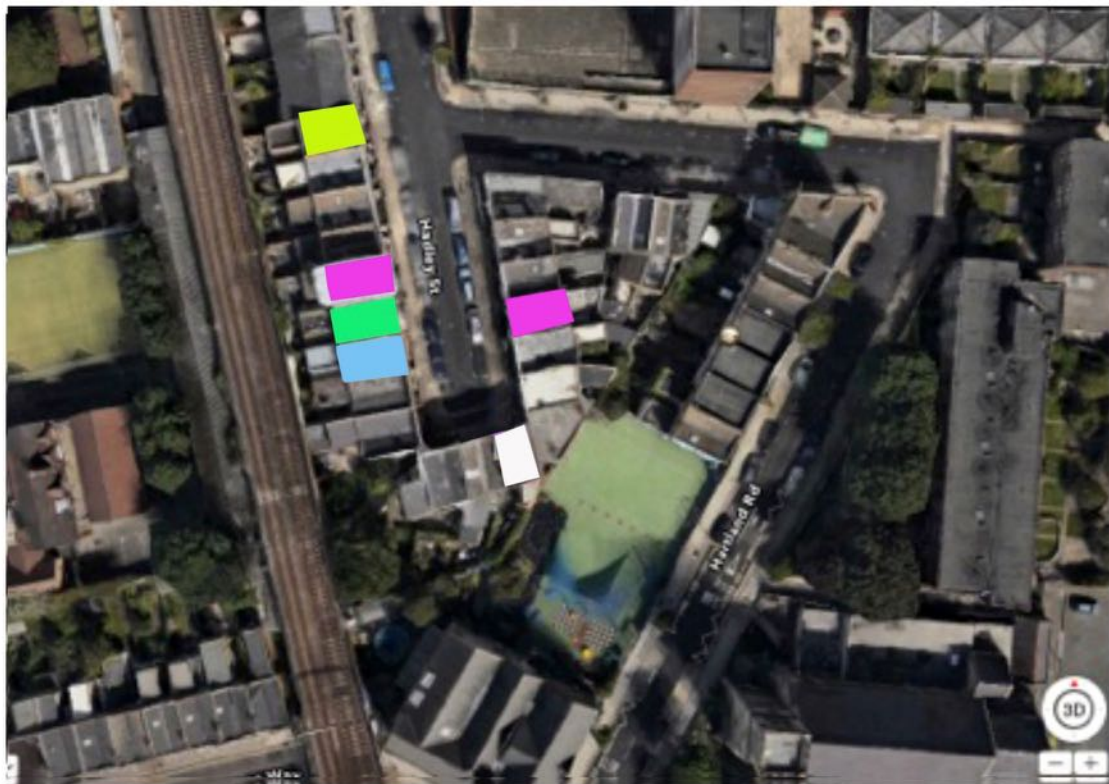
74 Hadley Street NW1 8TA

**PROPOSED ROOF EXTENSION
PLANNING APPLICATION
SUPPORTING STATEMENT**
MARCH 2016

Location and character

Hadley Street is a quiet residential street in Kentish Town. It has a varied townscape, with a mixture of Victorian two-storey terraced houses, interspersed with post-WW2 housing, both in the form of tower blocks and lower rise town houses.

Hadley Street, aerial views

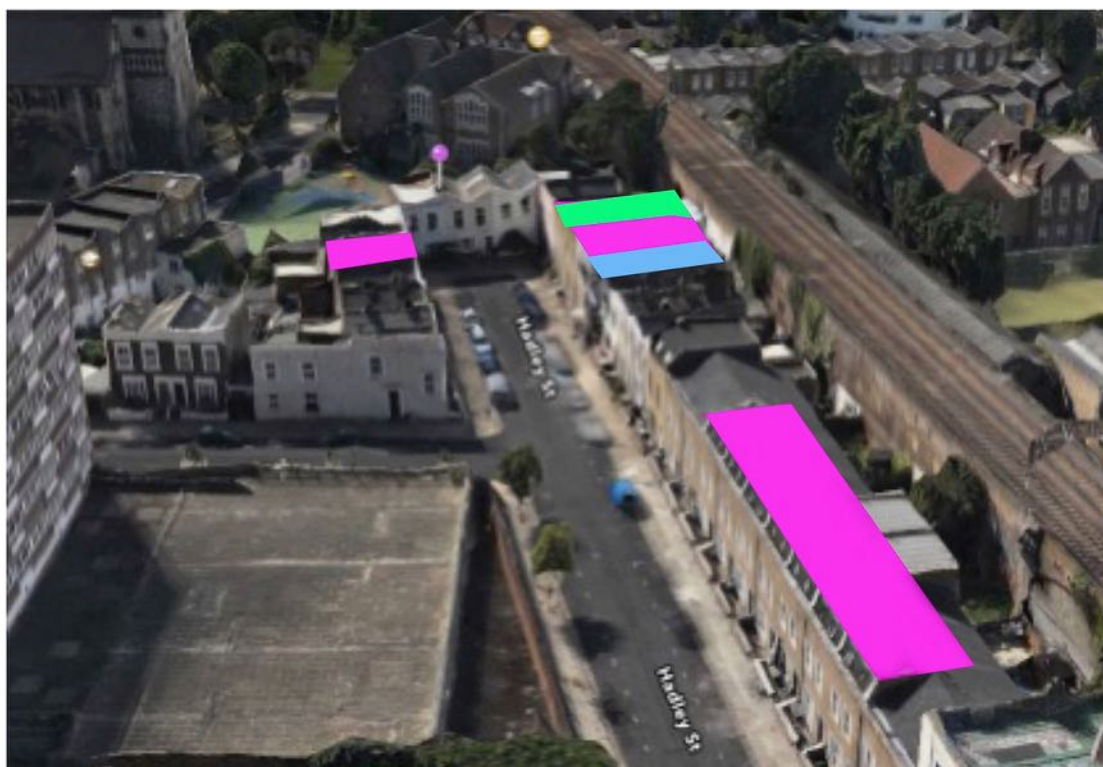


Above - aerial view of Hadley Street with the roof extensions highlighted, No.74 is the white roof

Whilst there is some local uniformity in architectural character to parts of the street scene, overall the sense is one of a varied townscape, with irregular characteristics, particularly through alterations and additions to the rear of residential houses.

No 74 is one of a short terrace of three houses which form an enclosure to Hadley Street at its southern end. All the houses in this terrace are Victorian two storey, with a front parapet wall which originally concealed valley roofs. No. 74 has been altered whereby the valley roof has been replaced with a flat roof. For No. 74 the butterfly form to the rear wall has also been infilled to form a straight parapet. The butterfly to the rear walls of Nos. 70 and 72 remains.

Both Nos. 70 and 72, the other two houses in the terrace, have been subject to a series of rear and side additions and alterations, and this combined with the irregularity in the outline of the three plots has resulted in a varied massing and character across the three houses.



Above - aerial view of Hadley Street with the roof extensions highlighted, No.74 is the house at the end of the street

The neighbouring houses along Hadley Street are also characterised with varied alterations. In particular a number of terraced houses in the immediate vicinity of No.74, which date from the same period and are of the same style and form, have had significant roof top extension. These extensions take a varied form, either being mansard, pitched or flat fronted with front terraces (see image above).

A recent extension to the main building of the Holy Trinity school to the rear of No.74 has altered the street scene as it is now visible looking south along Hadley Street. This has been deemed a significant view by pre-application advice, referred to later in this statement.

Hadley Street, view looking south towards No 74 showing the new extension to the school



The school extension has a significant impact on the original historic school building, it is not subservient to the original building, and it forms an incongruous and unsympathetic addition. It also has a detrimental impact on the setting of the Holy Trinity Church tower, as well as the views from the rear of Nos 70-74 Hadley Street (see below)



The Proposal

This application is for a partial roof extension of No.74 to create much needed additional bathroom and living space for the residents. The increase in size of the house is necessary to enable the residents to continue living at the premises, as it is otherwise too small for their needs.

Design precedent has been taken from contemporary roof extensions that are evident as additions to any number of period buildings across London, see images below.



The design strategy adopted, therefore, is for a contemporary roof extension in reflective glass. In this way, the original building is clearly readable, and the addition is distinct as a piece of high quality contemporary architecture.

The roof extension is set back from the parapet wall by 3.2m, which is a significant distance, so to reduce its impact on the street so that it is only visible above the parapet wall from a distance of 12m away. The glazing reflects the light of the sky and so adopts its hue and texture, again so as to minimise its impact.

View showing the proposed roof extension from the front



Views showing the proposed roof extension from along the street, showing how the church tower will remain visible





Existing view of No.74 from the rear



Proposed view of No.74 from the rear showing the second floor extension and roof extension

Planning history

A planning application was refused on 15/08/2012 for a mansard roof extension to No 74 (Ref. 2012/2376/P)

A subsequent pre-application enquiry was submitted in October 2014 for a roof extension across both Nos 72 and 74 jointly. The advice received from the LPA was that the proposal would not be supported, citing the following reasons; Camden Planning Guidance CPG 1 Section 5, with Policies CS14 and DP24 are cited as providing the basis to broadly refuse any roof extension which has an 'adverse impact on the skyline, the appearance of the building or the streetscene'.

The pre-app advice suggested that Nos 70-74 formed a row of terraces which truncated the southern end of Hadley Street, and as such were visible for long distances along the street. Although it was acknowledged that other properties on Hadley Street had mansard roof extensions, the visibility of these was not so apparent.

It was therefore concluded that the roof extensions to Nos 72 & 74 would impact detrimentally on the skyline of the terrace and the appearance within the wider street scene. It was also cited that the roof extension would block the view of the Holy Trinity Church tower.

As such the pre-application advice stated that the council had an in principle objection to roof extensions at Nos 72 & 74, and that following the CPG design guides would not overcome this objection.

The second floor rear extension was considered as being unacceptable as its roofline would be higher than the top of the parapet on the main house.

The New Proposal

With this new proposal for an extension to No.74 only, the roof extension has been set 3.2m back from the front parapet. This has been done as a direct response to the concerns raised in the pre-app against the proposed full mansard roof extension.

The extension will be visible above the parapet from a distance of 12m, which means that it will be reduced in scale somewhat because of the distance from which it is being viewed.

Furthermore, the Holy Trinity Church tower view will be maintained due to the step back of the roof extension. The impact of the extension will be reduced further as it will be of reflective material, and so will read as contemporary addition which will be transparent and reflect the light of the sky. Reflective facades have been used extensively on buildings and are a well developed technology.

The roof extension therefore will not have an impact which is not detrimental to the street scene, nor will it obscure the view of the Holy Trinity Church tower.

The second floor rear extension has been reduced in height so that the top of the extended roof is now in line with the existing parapet of the main house, so addressing this objection raised in the pre-application advice.

Whilst this proposal may well have an impact on the street scene and the terrace, which it undeniably does, we believe that this impact is broadly acceptable, as long as the architecture is of a high quality, and considering the social pressure and benefit, should be on balance be deemed acceptable.

If the council is minded to approve this proposal, then the quality of the material and architecture can be controlled through conditions.

