

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/05/2016	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/05/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Laura Hazelton				2016/1523/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
38 Leighton Grove London NW5 2QP				Please refer to decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of a mansard roof extension and conversion of 1st/2nd floor maisonette to 1 x 1 bedroom flat and 1 x 2 bedroom maisonette.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	15	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No objections were received from adjoining neighbours.					
<b>CAAC/Local groups* comments:</b> *Please Specify		The application site is not within a conservation area.					

## Site Description

The application site consists of a 3 storey with basement mid-terrace property located towards the southern end of Leighton Grove, north east of the junction with Leighton Road. The host building is in residential use (C3 use class) and has been converted into three self-contained flats.

The application site is not listed, nor is it located in a conservation area. The surrounding area is predominantly residential in character.

The host building sits within a row of 10 properties with an unbroken roofline. The only properties which feature roof extensions within the terrace of 19 four storey Victorian properties are at nos. 29 and 30 and Nos. 22 and 23.

## Relevant History

**2015/6936/P** - Erection of single storey rear extension. Granted 03/02/2016.

**PEX0000123** - The erection of a single storey rear extension to lower ground floor flat. Granted 21/03/2000.

**12729** - Conversion of No. 38 Leighton Grove, NW5, into three self-contained units. Granted 23/02/1972.

**1625** - Erection of a single storey addition to the rear of No. 38 Leighton Grove, Camden to provide bathroom and W.C. Granted 29/03/1966.

### Planning history of surrounding terrace

#### No.22

**2010/5534/P** - Renewal of extant planning permission granted on 26/10/2007 (app ref: 2007/4075/P) for the erection of a roof extension with rear terrace to maisonette. Granted 19/11/2010. N.B. This permission has now expired without being implemented.

**2007/4075/P** - Erection of a roof extension with rear terrace to maisonette (Class C3). Granted 26/10/2007.

**2004/0329/P** - Erection of a roof extension behind existing front and rear parapets. Granted 05/03/2004.

**PEX0000842** - Erection of a roof extension at third floor level and alteration of first floor rear window & formation of French doors plus the erection of a metal stair linking the kitchen to the roof terrace at rear first floor level. Refused 07/12/2000.

#### No.23

**2009/2325/P** - Erection of a new roof extension following the demolition of existing roof extension, to upper floor maisonette (Class C3). Granted 08/07/2009.

**8501043** - The erection of a new 3rd floor roof extension to the existing house. Granted 02/10/1985.

#### No.12

**PEX0000814** - Erection of a mansard roof extension to top floor flat. Refused 19/12/2000 (mentions unspoilt roofline and Loss of butterfly roofline harms the building and terrace – mansard roof with 2 x

dormers front and rear).

No.29

**24551** - Change of use and works of conversion, including the erection of a roof extension and a three storey rear addition, to provide four self-contained dwelling units. Granted 18/08/1977.

No.30

**15311** - Conversion, and erection of roof extension and rear addition, to provide four self-contained dwelling units at 30 Leighton Grove, N.W.5. Granted 01/03/1973.

**Relevant policies**

**National Planning Policy Framework 2012**

**London Plan 2016**

**LDF Core Strategy and Development Policies**

**Core Strategy**

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS14 (Promoting high quality places and conserving our heritage)

**Development Policies**

DP2 (Making full use of Camden's capacity for housing)

DP5 (Housing size mix)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

**Supplementary Planning Guidance 2011 – 2015**

CPG1 (Design) – Chapter 5

CPG2 (Housing)

CPG6 (Amenity) – Chapters 6 & 7

CPG7 (Transport) – Chapters 5 & 9

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the following works:

- Erection of a mansard roof extension with 2 x front dormers and 1 x rear window. The proposed fourth storey extension would provide approximately 25sqm additional residential floorspace at the new third floor level.
- The conversion of the existing 2 bedroom first/second floor maisonette into 1 x 1 bedroom flat at first floor and 1 x 2 bedroom maisonette at second/third floor.
- Installation of bicycle and refuse storage to front garden.

### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Land use;
- Design (the impact of the proposal on the character of the host property as well as that of the wider streetscene);
- Standard of proposed residential accommodation;
- Transport and parking implications; and
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers).

### 3.0 Land use

3.1 The proposal includes the conversion of the existing 2 bedroom maisonette at first/second floor into a 1 x 1 bedroom flat at first floor level and 1 x 2 bedroom maisonette within the proposed mansard and second floor level.

3.2 Core Strategy policy CS6 states that the Council will seek to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework. This is further supported by Development Policy DP2 which seeks to protect the borough's housing stock by resisting developments that would lead to a net loss of more than two units and also with the loss of any significant amount of housing floor space.

3.3 The proposal would result in the net addition of 1 x 1 bedroom flat. Although 1 bedroom residential units are identified as lower priority within Camden, the conversion to a larger dwelling would not be appropriate in this instance and the creation of an additional one bedroom unit is therefore supported.

### 4.0 Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. Policy CS14 (Promoting high quality places and conserving our heritage) aims to ensure the highest design standards from development. Policy DP24 (Securing high quality design) also states that the Council will require all development, including alterations and extensions, to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building.

4.2 Camden Planning Guidance (CPG1: Design) states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds

that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

4.3 The application site sits within a terrace of 19 similar 3 storey (with basement) Victorian terraced properties, of which only 3 feature alterations/extensions at roof level. The application site sits towards the southern end of Leighton Grove, within a run of 10 properties with no development at roof level. One property has converted the original roof to a flat roof (behind the front parapet and not visible from ground level), but the remainder of the properties are consistent in character with front parapet walls which extend above the roofline and a traditional valley roof profile to the rear.

4.4 The property is not listed or located within a conservation area; however, the majority of the terrace is characterised by an unbroken roofline which is considered to make a positive contribution towards the character and appearance of the surrounding area.

4.5 Although three properties within the terrace benefit from roof extensions, these are in the minority and on the whole, are either historic development or were constructed to replace existing historic extensions. Furthermore, Policy DP24 emphasises that past extensions or alterations to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.

4.6 Although the proposed extension is set back from the front elevation, the development would still be visible from ground level in front of the property and from longer views along Leighton Grove and Leighton Crescent. The development would fundamentally alter the roof form which would have a detrimental impact on the appearance of the host building, the wider terrace and streetscene. Approval of the development may set an unwelcome precedent which would erode the current consistency of appearance within the terrace. The proposed mansard roof is therefore considered to be unacceptable in principle.

4.7 The proposed mansard roof would be faced with slate tiles with 2 x white painted timber framed dormer windows to the front elevation and one, central window to the rear. The design and materials of the front elevation would be sympathetic to the host building; however, the centralised rear window is not considered to respect the fenestration pattern of the floors below.

4.8 Although Camden Planning Guidance (CPG1 – Design) advises that a mansard roof is often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall, the detailed design of the proposal is not in accordance with the design suggestions set out in CPG1. The guidance recommends a true mansard roof or a flat-topped mansard with the lower slope rising from behind the parapet wall at an angle of 60-70°. Although the proposed mansard is set behind the front parapet, it rises at a steeper angle than recommended (75°) and doesn't include a hipped rear which may make the extension more prominent.

4.9 Overall, the proposed mansard roof is not considered acceptable both in principle and by way of its detailed design.

## **5.0 Standard of accommodation**

5.1 Policy DP5 seeks to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table. The London Plan 2016 sets out new nationally described space standards which all new dwellings, including conversion of existing residential units, must meet.

5.2 The roof extension and internal reconfiguration would result in the net addition of 1 x 2 bedroom dwelling at second/third level and 1 x 1 bedroom dwelling at first floor level.

5.3 The 1 bedroom flat at first floor level would have a gross internal floor area (GIA) of 43.1sqm which would meet London Plan standards for a 1 bedroom, 1 person unit. The unit would be dual aspect which would ensure adequate daylight, outlook and ventilation. The 2 bedroom unit at second/third floor level would have a GIA of 65.5 which meets London Plan standards for a 2 bedroom, 1 person unit. This unit is also dual aspect

and the new mansard roof would feature a minimum floor to ceiling height of 2.3m which meets Camden's and London Plan standards.

5.4 Although the new dwellings would be fairly small in footprint, they would meet minimum standards, would have suitable layouts with adequate outlook and ventilation and are therefore considered acceptable.

## **6.0 Transport and parking implications**

6.1 Policy DP18 states that the Council expects new developments in areas of high on-street parking stress to be either car free or car-capped in the event that they would add greater pressure to the highways. The reasons for this are to facilitate sustainability, help promote alternative, more sustainable methods of transport and stop the development from creating additional parking stress and congestion.

6.2 The application site is located within an area well-served by public transport, with a PTAL rating of 4 (above average). The Council would therefore require the development to be car-free, as secured via S106 agreement. The applicant has not stated within their submission whether they would be willing to enter into such an agreement. In the absence of such a legal agreement this forms a further reason for the refusal of the application. An informative will also specify that without prejudice to any future application or appeal, this reason for refusal could be overcome by entering into a legal agreement in the context of a scheme acceptable in all other respects.

6.3 The London Plan sets out minimum standards for the provision of cycle parking, and requires 1 cycle parking space per 1 bedroom unit and 2 spaces per all other dwellings. The proposal includes a lockable bicycle store in the front garden for 3 x bicycles which would meet the standard. However, no detailed plans of the cycle storage unit have been provided, and the floor plan depicting the cycle storage unit does not appear to be large enough to accommodate 3 bicycles. The unit is therefore unlikely to be acceptable. However, given the existing constraints of the site, this would not warrant refusal of the application in itself.

## **7.0 Amenity**

7.1 Policy CS5 (Managing the impact of growth and development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.

7.2 CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

7.3 The proposed mansard roof would accommodate a new dining room/kitchen and would be set back from the front elevation. The proposed increase in height is not considered to be such as to result in a significant loss of light or increased sense of enclosure in neighbouring properties. Similarly, due to the location and nature of the proposals, they are not considered to harm the privacy of neighbouring residents.

## **8.0 Conclusion**

8.1 The principle and standard of residential accommodation are considered acceptable in this instance; however, this is not outweighed by the harm caused by the proposed roof extension by reason of its height, bulk, and location on a terrace of properties with a largely unimpaired roofline. The development would therefore be detrimental to the character and appearance of the building and surrounding terrace, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London

## **9.0 Recommendation**

### 9.1 Refuse planning permission