

Delegated Report		Analysis sheet		Expiry Date:		18/05/2016	
		N/A		Consultation Expiry Date:		20/05/2016	
Officer				Application Number(s)			
James Clark				2016/1596/P			
Application Address				Drawing Numbers			
23 Healey Street London NW1 8SR				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a third floor roof extension to create additional accommodation.							
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	2	No. of responses No. electronic	02 02	No. of objections	01
Summary of consultation responses:		Site notice displayed from: 29/04/2016 – 20/05/2016 Two comments were received in consultation responses to the planning application- one supports from No 21 Healey Street; one objects from 13 Grafton Crescent, on basis of a precedent being set for whole terrace and consequent loss of light and outlook to houses behind.					
CAAC/Local Groups		N/A					
Site Description							
<p>The application site is located on the east side of Healey Street and has a rear garden which has access from Grafton Crescent. The property is a three storey Victorian building with an original valley roofs are concealed behind stucco parapets. The building is not listed and nor is it located within a conservation area.</p> <p>The terrace on the east side of Healey Street, which the property forms a part of, has a largely unimpaired profile of valley/butterfly roofs. The site is visible from public views on Healey Street and, due to its location immediately behind another road and not screened by houses, the rear elevation is visible from Grafton Crescent. Properties between No 31-19 Healey Street are clearly visible and prominent.</p>							

Relevant History

23 Healey Street (Application site)

2015/6912/P - Erection of a two storey rear extension, first floor rear terrace, insertion of roof lights, replace the second floor rear UPVC window with a timber frame and converting the first floor rear window to a door, Granted, 03/03/2016

3B Healey Street

2011/3177/P - Erection of a mansard roof style extension to rear of top floor flat (Class C3). Refused 31/08/2011.

P9600475R1 - Alterations to the roof of the rear addition at second floor level including the installation of railings, in connection with the creation of a roof terrace. Granted 07/06/1996.

14 Healey Street (West Side of the Street)

2011/1557/P – Erection of a mansard extension and installation of solar panels to roof of dwelling, refused on 20/06/2011 for the following reason:

The proposed roof extension, by reason of the detrimental visual effect that this would have on the unaltered roof line of the host terrace and the wider street scene, and the proposed materials which are considered to be at odds with the appearance and character of the host building and the wider terrace and street scene.

2011/5193/P - Erection of a mansard extension to dwelling house, Granted on 02/12/2011 at appeal. The Inspector considered “there is not an unbroken run of valley roofs. Nor is there an established form of roof addition or alteration”. However, officers consider this is not the case in relation to the subject site where no roof alterations exist on the east side of Healey Street.

16 Healey Street

2014/4400/P - Erection of a mansard roof and rear extension at ground floor level, installation of glazed balustrade and glazed screening, and replacement of existing window with door for the provision of a roof terrace at first floor level, Granted 16/09/2014

21 Healey Street

2015/6097/P - Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension, Refused 04/02/2016. The Mansard was refused on grounds of “design, bulk, scale, visibility and location, detrimental to the character and appearance of the host building and surrounding area”.

Relevant policies

NPPF 2012 (National Planning Policy Framework)

London Plan 2016

LDF Core Strategy and Development Policies

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 2015

Assessment

1.0 Proposal:

Planning permission is sought to convert the valley roof and erect a single storey roof extension to create a third floor. The proposed roof extension would be set back approximately 1.3m from the principal parapet wall creating a roof terrace. The second floor ceilings would be lowered permitting a lower rear slope with two roof lights inserted and natural slate materials used on the roof.

2.0 Assessment

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

3.0 Design and Appearance:

The Council's Development Plan Policy DP24 requires all developments to respect the character, setting, context and proportions of the existing buildings when considering extensions. Section 24.7 continues this theme stating that development should respect,

- Character and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape

CPG1 Design guidance advises mansard roof extensions are acceptable where it is the established roof form in a group of buildings. As mentioned in the site description, the property is within a terrace on the eastern side of Healey Street where the roofline is unaltered. No roof extensions, mansarded or otherwise, are present on the application side of Healey Street and the terrace retains the traditional butterfly/valley roof profile from the rear, which is highly visible along Grafton Crescent, and the traditional parapet in the front elevation.

The submitted design and access statement considers the extremely modest roof box extensions on no 15 and no 25 Healey Street as justification for the proposed mansard roof extension on the grounds that the roofscape along the east side of Healey Street is not unbroken. The two roof extensions are modest box extensions covering no more than 25% of the roof form and do not appear to have planning consent or building regulations. The modest extensions are likely to be unauthorised development and not considered a material consideration. Furthermore the small box extensions are not comparable to a full width and depth roof extension and therefore the Council considers the roofscape to remain largely unaltered.

The proposed roof is set back from the principal elevation by approximately 1.3m and the angle of the rear elevation is approximately 38 degrees. The proposed extension is not the recommended mansard design illustrated in section 5.14 of the design guidance in CPG1. The departure from the preferred design in CPG1 is not unacceptable but the proposed design must relate to the site's merits and its surroundings. The proposed bespoke design has attempted to be sensitive to the location and reduce its prominence; however the overall mass, increased height of the parapet flank walls, and unsympathetic impact to the otherwise unbroken valley roofs along the terrace are considered to be harmful to the Victorian terrace.

4.0 Neighbouring Amenity

The proposed mansard roof, on account of its size and location, would not cause any reduced daylight and sunlight or outlook to the surrounding dwellings. The terrace to the front of the mansard would be set behind the existing principal parapet wall meeting building regulations and is not considered to represent a decrease in the privacy conditions of occupiers of the dwellings opposite.

Summary:

The addition of the mansard roof on this side of the terrace where the roof profile is unaltered would be harmful to the host building, the terrace and the streetscene, particularly due to its visibility both from Healey Street and Grafton Crescent.

Recommendation: Refuse Planning Permission