

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		05/05/2016	
		N/A / attached		<b>Consultation Expiry Date:</b>		14/06/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
John Diver				(i) 2016/0230/P (ii) 2016/0232/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16 & 17 Wolsey Mews London NW5 2DX				<i>See draft decision notices</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposals</b>							
(i & ii) Addition of mansard style roof with two front dormers to create a new storey, replacement doors and windows at ground/first floor and addition of balcony to front elevation at first floor level.							
<b>Recommendations:</b>		<b>(i &amp; ii) Refuse Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
<b>Summary of consultation responses:</b>		1 x objection comment was received from the freeholder of nos.236/238/240 Kentish town road. The comments received can be summarised as follows: <ul style="list-style-type: none"> <li>- Development would impact upon character of conservation area</li> <li>- Development would ruin consistency of roofscape along Wolsey Mews.</li> </ul> <i>Officers response:</i> Please see paragraphs 2.2 to 2.9.					
<b>CAAC/Local groups comments:</b>		A request for comment was sent to the Bartholomew Estate & Kentish Town CAAC. No response was forthcoming.					

## Site Description

These applications are in relation to two adjacent, 2 storey mews properties which have recently been converted into residential units following a prior approval process (see above).

Wolsey Mews features properties which are typical for the mews typology, being modest in scale and retaining a clear subservient relationship to the adjacent properties along Kentish Town to which these mews would have originally served. It is noted that in some distinctive sections of the street, historical redevelopment has acted to erode the traditional character of the mews however properties within the section of the row between the junction of Caversham Road and no.17 still retain their traditional scale and appearance.

The application properties lay within the Bartholomew Estate Conservation Area but are not listed. There are no protected trees on or adjacent to the application sites. The Bartholomew Estate Conservation Area Statement (2001) listed nos.12-16 Wolsey Mews as making a positive contribution to the special character of the conservation area.

## Relevant History

The relevant planning history for the application properties can be summarised as follows:

**ADDRESS:** 16-17 Wolsey Mews, London, NW5 2DX

**APP:** 2014/7811/P

**DATE:** 05/02/2015

**TYPE:** Prior Approval (B1-C3)

**DESC.:** Change of use from offices (Class B1) at ground & 1st floor levels to residential use (Class C3) to provide 2 x 1-bed units.

**DEC:** Granted Prior Approval subject to Section 106.

**ADDRESS:** 15,16, & 17 Wolsey Mews NW5

**APP:** 33752

**DATE:** 02/04/1982

**TYPE:** Full planning permission

**DESC.:** Change of use to office accommodation at nos. 15, 16, & 17 Wolsey Mews

**DEC:** Refused

**ADDRESS:** 15, 16 and 17 Wolsey Mews NW5.

**APP:** 32848

**DATE:** 20/10/1981

**TYPE:** Full planning permission

**DESC.:** Change of use and works of conversion, including alterations to and the upward extension of the front elevation, to provide three studio workshops.

**DEC:** Granted

**ADDRESS:** 17 Wolsey Mews NW5

**APP:** 9400204

**DATE:** 14/10/1994

**TYPE:** Full planning permission

**DESC.:** Change of use from business to residential

**DEC:** Refused

## Relevant policies

**National Planning Policy Framework (2012)**

**London Plan (2016)**

**Local Development Framework  
Core Strategy (2010)**

CS5 – Managing the impact of growth and development

CS6 – Providing quality homes

**Development Policies (2010)**

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

**Supplementary Guidance**

CPG 1 – Design (2015)

CPG 6 – Amenity (2011)

**Bartholomew Estate Conservation Area Statement (2001)**

**Assessment**

**1. Introduction**

- 1.1. Planning permission is sought for the erection of a mansard roof extension featuring two front dormers as well as alterations to front elevations to both 16 and 17 Wolsey Mews. Two applications have been submitted, however as the proposed scheme is exactly the same for each adjacent property, this report shall assess the acceptability of the proposed development of both of these properties.
- 1.2. The proposed flat roofed mansard extensions would be set behind the existing parapet wall, would have front pitches of 70 degrees and would be clad in reclaimed slate. The four proposed front dormer windows (2 to each property) would have a height and width of 1.4m each and would be clad in lead. The fenestrations on the front elevations are also proposed to be redesigned, included the additional of French double doors set behind a Juliet balconies at first floor level on either property.

**2. Assessment**

- 2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host properties, streetscene, local area and the Bartholomew Estate Conservation Area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).

**Design and Conservation**

- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: 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.
- 2.3. CPG1 design guidance states that mansard extensions are a traditional means of extension for Georgian or Victorian dwellings and that this form of extension is usually acceptable where it is the established roof form in a group of buildings or townscape. Paragraphs 5.14 to 5.18 set out a number of specific criteria for the assessment of Mansard extensions, including the expected maximum heights and pitches for design purposes. In relation to the external alteration of windows and doors, the CPG includes a number of criteria expected for appropriate design relating to materials, detailed design and the need to pay respect to the prevailing character of the local area.
- 2.4. The Bartholomew Estate Conservation Area Statement states that "*Mansard additions and other forms of roof extension which fundamentally change to roof form are uncharacteristic of the Conservation Area*" it continues to state that "*the introduction of a roof addition of this nature is unlikely to be acceptable due to the adverse effect on the skyline and surrounding streetscene*".

- 2.5. As aforementioned the application properties are situated within a consistent, two storey row, which retains a pronounced sense of subservience to the parent buildings behind (along Kentish Town road). Although it is acknowledged that some modern development has acted to erode the historic character of the mews (e.g. nos.19 and 20), this row of properties retains its historic character and is regarded as providing a positive contribution to the special character of the Bartholomew Conservation Area.
- 2.6. The proposal would include the introduction of mansard extensions at the end of this row, disrupting the currently consistent roof form and unbalancing the row. Mansard roof extensions are not characteristic features of the local area as highlighted in the conservation area statement and the proposed additional storey, with a visible roof slope and dormers, would appear as prominent and incongruous additions along Wolsey Mews and would be visible from both the junction with Caversham Road and Islip Street. The roof extensions would add significant bulk on top of a pair of traditionally proportioned mews properties which would not appear as subordinate additions and are thus considered to be of an inappropriate scale. Furthermore the proposed additional floors would detract from the subservience relationship to the parent buildings behind at nos.236 and 238 Kentish Town road, causing further erosion to the character of the mews. As such an in principal objection to this form of roof extension is maintained.
- 2.7. In terms of the detailed design proposed, whilst the angle of the front pitch of the proposed mansards as well as the chosen materials are in line with the criteria of CGP1; the proposed 'flat topped' mansards would feature a floor to ceiling of greater than the maximum of 2.3m outlined and would feature a blank rear elevation, with a 90 degree join to the flat roof. Notwithstanding the in principal objection to this form of extension, it is additionally not considered that the proposed mansard is of a detailed design which would be considered acceptable.
- 2.8. With regard to the proposed alterations to the front elevation of the properties, it is considered that the installation of double French doors with Juliette balconies and the resulting proportions of the front facades would act to further diminish the visual identity of the mews' traditional character and, being particularly prominent, are thus not considered appropriate.
- 2.9. Overall it is considered that the proposed development would act to further erode the historic characteristics of the mews properties along the row, disrupting a consistent roof line with incongruous and dominant additions and would include alterations to the front facades which would further diminish the traditional character of the mews properties. As such it is not considered that the proposed development would act to preserve or enhance the special character of the conservation area.

### **Residential Amenity**

- 2.10. 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."
- 2.11. CPG6 Amenity states that development should be designed in order to ensure that "*the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers*" and that where development is considered to have a detrimental impact upon levels of daylight, sunlight or overshadowing into neighbouring properties, the submission of further evidence of this impact may be required.
- 2.12. The application properties immediately abut the only outdoor amenity spaces for units at first floor level at nos.236 and 238 Kentish Town road. Many of the properties along the row have been extended across the original garden areas of the plots and now feature amenity areas above the flat roofs of these extensions. Nos.236 and 238 Kentish Town road both feature raised outdoor amenity areas (at different levels) immediately abutting the application site as well as first floor habitable room windows which would be opposite it.
- 2.13. The proposed roof extension would result in an increase to the height of the rear elevation by a further

2.3m. It is considered that the increase in height of this rear elevation would result in a visually overbearing impact upon the sole outdoor amenity space of the units immediately to the rear of the properties, and that these areas (particularly that of no.236 which is at a lower level) would suffer from additional overshadowing as a result. Furthermore, it is considered that the outlook from first floor habitable room windows to the rear of nos.236 and 238 which are situated approximately 6m opposite the existing rear elevation would be further impacted upon by these properties as a result of the proposed roof extensions.

2.14. Further evidence in the form of a daylight/sunlight and overshadowing report was requested in order to further explore this potential impact however no further information was forthcoming. In the absence of further information it is therefore considered that the proposed development would reduce the ability of the occupiers of the adjacent units along Kentish Town road to fully enjoy their outdoor amenity spaces, and that the impact of the existing structures upon the outlook from the rear habitable rooms of these units these would be exacerbated to a level of detriment.

2.15. With regard to the proposed alterations to the front elevations of the properties, although there is an existing relationship of mutual overlooking between the sites at first floor and the properties immediately opposite, it is considered that the installation of double French doors with Juliette balconies within 6m of the opposite fenestrations would severely undermine the privacy afforded to future occupants as well as of the occupiers of nos.25/26 Wolsey Mews. The proposal would include a significant increase to the area of openable glazing on either front elevation and, considering that the proposed second floor would be the sole living area of the properties, it is considered that the impacts caused in terms of mutual overlooking would not be appropriate.

2.16. In summary it is considered that due to the height of the existing rear elevation when measured from the rear gardens of nos.236 and 238 as well as its proximity to rear fenestrations which serve habitable rooms, the proposed roof extensions would lead to a significant impact upon the amenities of these neighbouring occupants. Furthermore it is considered that, due to the proximity of opposing elevations of the application properties and nos.25/26 Wolsey Mews, the proposed alterations to front elevations would lead to a level of mutual overlooking that would be harmful to both the future occupiers as well as the occupiers of the opposite properties at first floor level. The development is thus not considered to be in accordance with planning policies CS5 and DP26 of the local development framework.

### **3. Recommendation**

#### **3.1. Refuse Planning Permission (i & ii)**