
Appeal Decision

Site visit made on 19 September 2016

by Beverley Wilders BA (Hons) PgDurp MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 October 2016

Appeal Ref: APP/X5210/W/16/3154303

29 Prowse Place, Camden, London NW1 9PN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Paul Hyatt (Provest Projects Limited) against the decision of the Council of the London Borough of Camden.
 - The application Ref 2016/1887/P, dated 22 February 2016, was refused by notice dated 8 June 2016.
 - The development proposed is the addition of a rear roof extension with inset terrace.
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Decision

1. The appeal is allowed and planning permission is granted for the addition of a rear roof extension with inset terrace at 29 Prowse Place, Camden, London NW1 9PN in accordance with the terms of the application, Ref 2016/1887/P, dated 22 February 2016, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0500, 0501, 1000, 1100, 1101, 1102, 1200, 2000, 2001, 2101, 2102 (side elevation), 2102 (side elevation from Jeffrey's Street) and 2200.
 - 3) No development shall commence until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
 - 4) No development shall commence on the green roof until full details of the green roof have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved green roof has been implemented and it shall be permanently retained thereafter.
 - 5) Prior to the use of the terrace, an obscurely glazed screen shall be erected along the side elevation (south east) of the terrace, the details of which shall have been submitted to and approved in writing by the local planning authority beforehand. The screen shall be permanently retained thereafter.
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Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host building and the surrounding area.

Reasons

3. The appeal site is located in the Jeffrey's Street Conservation Area (CA). The Council's CA Statement describes the CA as an enclave of quiet, predominantly residential, streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists mainly of 18th and 19th century terraced houses set between areas of green open space.
4. The host building is a two storey Victorian building subdivided into three flats. It is rendered, has a pitched slate roof containing a number of rear rooflights and has a shallow mono pitched two storey rear outrigger. The front elevation of the host building is set back from Prowse Place with the rear elevation facing towards the rear elevations of properties on Camden Street.
5. The immediate surrounding area is mixed in character and appearance. To one side of the appeal site the rear elevations and rear roof slopes of immediately adjoining buildings contain raised seam vertical panels and glazing whilst to the other side a former garage site is being re-developed to form two, three storey residential units (Ref 2014/4777/P). I have been provided with copies of the approved plans for the re-development scheme and note that the approved buildings are modern in design, larger in scale than the host building and incorporate the use of copper/bronze cladding and a flat roofed element adjacent to the appeal site. The scale and position of the two residential units means that upon completion of the redevelopment only the central section of the side gable of the host building would be visible from Jeffrey's Street.
6. The proposed roof extension is of a simple, flat roofed design. It would be finished in standing seam zinc cladding with full height vertical glazed panels in the rear elevation. A structural glass balustrade is proposed to the rear and to one side enclosing the inset terrace. The extension would not extend across the full width of the rear roof slope, would be set in from the sides and rear of the existing rear outrigger and would not extend rearwards beyond the adjacent three storey building currently under construction. The scale and position of the extension together with surrounding development means that there would only be glimpsed views of it from Jeffrey's Street and Camden Street where it would be viewed against the backdrop of the host building and surrounding buildings.
7. Though the design and materials proposed are not common features of the area, there are some examples of flat roofed structures and parapet walls within the immediate vicinity, including on the adjacent redevelopment site which also uses a variety of materials. The rear elevation of the host building already incorporates a flat roofed outrigger and this together with the fact that the extension is set in and set back from the extent of the outrigger and its position to the rear of the building means that I do not consider that the proposal would be dominant, incongruous or harmful to the character and appearance of the host building and I consider that it would preserve the character of the CA. I note that the Council has previously granted planning permission for a smaller flat roofed roof extension to the host building (Ref 2015/2766/P).

8. Taking the above matters into consideration I conclude that the proposal would not adversely affect the character and appearance of the host building or the surrounding area. It therefore complies with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. These policies seek, amongst other things, a high standard of design which respects the character and proportions of the existing building, local context and character and which preserves heritage assets including Conservation Areas. Though not specifically referred to in the Council's reason for refusal, the proposal also complies with guidance contained within Camden Planning Guidance 1 (Design) Supplementary Planning Document and within the Conservation Area Statement for Jeffrey's Street.

Conditions

9. I have had regard to the conditions suggested by the Council. I have imposed a condition specifying the approved plans as this provides certainty. I have not imposed a condition requiring materials that resemble the colour and texture of those of the existing building noting that different materials to existing are proposed but have instead imposed a condition requiring samples of materials to be submitted and approved. I have also imposed a condition requiring details of the green roof. This condition and the one regarding materials are necessary to safeguard the character and appearance of the host building and the surrounding area and the materials condition requires details to be submitted and approved prior to works commencing on site. Finally I have imposed a condition regarding the provision and retention of an obscurely glazed screen to the side of the terrace. This is to prevent overlooking and to protect the living conditions of nearby residents.

Conclusion

10. For the above reasons and having regard to all matters raised, I conclude that the appeal should be allowed.

Beverley Wilders

INSPECTOR