

Delegated Report		Analysis sheet		Expiry Date:		08/12/2016			
		N/A		Consultation Expiry Date:		29/12/2016			
Officer				Application Number					
Anna Roe				2016/5091/P					
Application Address				Drawing Numbers					
2 Flat, 1 Agincourt Road, London, NW3 2PB				See draft decision notice					
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature			
Proposal									
Erection of a dormer window within the roofslope of the two storey outrigger.									
Recommendation:		Refuse Planning Permission							
Application Type:		Full Planning Permission							
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice							
Informatives:									
Consultations									
Adjoining Occupiers:		No. notified		No. of responses		0	No. of objections		0
				No. electronic		00			
Summary of consultation responses:		Site notice 22/10/16 – 17/11/16 Press notice 21/10/16 – 17/11/16							
CAAC comments:		<p>The Mansfield CAAC commented:</p> <ol style="list-style-type: none"> 1. This proposal is ugly despite it being hard to see from public land and very small. The committee questions what this is for? 							

Site Description

The site is in the Mansfield Conservation Area which falls within the Gospel Oak ward between Hampstead, Maitland Park and Kentish Town. Although the property is not specifically identified as making a positive contribution to the character and appearance of the conservation area by the fact that it is included within the conservation area makes its contribution valuable.

No. 1 is located on the northern side of Agincourt Road in close proximity to the junction with Constantine Road. The houses on the northern side of Agincourt Road comprise two-storey, flat fronted, Victorian terraces with Dutch ornamental gables and original two storey part width rear extensions.

The property is subdivided into two flats and this application relates to the two upper floors only.

Relevant History

8402147 - Change of use including works of conversion and single-storey rear extension to form two self-contained dwelling units. Granted 06/02/1985.

Relevant policies

National Planning Policy Framework 2012
The London Plan 2016

Camden LDF Core Strategy 2010

CS5 (Managing the impact of growth)

CS14 (Promoting high quality places and conserving our heritage)

Camden Development Policies 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

CPG1 Design 2015 (chapters 2, 3, 4 and 5)

CPG6 Amenity 2011 (chapters 6 and 7)

Mansfield Conservation Area Appraisal and Management Strategy (CAAMS), 2008

1. Proposal

1. Planning permission is sought for the erection of a pitched roof dormer above the original two storey closet wing at the rear of the main building. The dormer includes two conservation grade rooflights. It should be noted that there are two existing rooflights which have not been expressly consented.
2. Currently this part of the property is used as a small storage room.
3. The aim of the proposal is to improve the accessibility and capacity of the storage space by increasing the internal ceiling height to 1.2 metres at its lowest.

2. Assessment

- The main issue to be considered as part of the proposal is the effect on the character and appearance of the host property and the Mansfield conservation area.

3. Design

- 3.1 The property forms part of an attractive terrace of two-storey Victorian properties which also comprise an attic storey and rear outrigger with slate-faced roofs. Although the rear outriggers within the street show variation, Nos. 1 – 9 with the exception of the rooflights, remain free of any roof alterations on this part of the building. The original roof form makes an important contribution to the townscape and should be retained.
- 3.2 The proposed development would introduce a shallow pitched dormer into the roof of the rear outrigger and would appear as an incongruous roof alteration which would detract from the simple original form. The alteration would unbalance the appearance of this symmetrical terrace pair (Nos. 1-3). Furthermore, by virtue of its high position, the proposed dormer would be very prominent and visible in private views from the surrounding properties.
- 3.3 The proposal would conflict with guidelines on roof extensions set out in the Mansfield CAAMS which advise that insensitive alterations and changes to the roof profile can harm the historic character of a roofslope and will be resisted.
- 3.4 Whilst the proposal would only affect the rear of the property and would not be apparent as a change to the principle elevation, the character of the conservation area derives from the buildings, layout and surrounding spaces as a whole regardless of whether particular elements can be readily seen.
- 3.5 To summarise the proposal would cause less than substantial harm to the Mansfield Conservation Area as a heritage asset. This harm is not outweighed by any public benefits, which includes any social benefit from the additional storage space the dormer would provide.

4. Amenity

- 4.1 With regard to the impact on neighbouring amenity, Camden Planning Guidance 6 (Amenity) states that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree.
- 4.2 In view of the existing rooflights and the intended use of the space, the proposed development would not cause any significant harm to neighbouring occupiers in accordance with DP26 (Managing the impact of development on occupiers and neighbours).

5. Conclusions

Refuse planning permission