

Delegated Report		Analysis sheet		Expiry Date:		17/01/2017	
				Consultation Expiry Date:		15/12/2016	
Officer				Application Number(s)			
Helaina Farthing				2016/6387/P			
Application Address				Drawing Numbers			
Flat 4 38 Gray's Inn Road London WC1X 8JP				PA01; PA02; PA03; PA04; PA05; PA06; PA07; PA08; PA09; PA10; PA11; Design and Access Statement.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of roof extension and creation of roof terrace (Class C3).							
Recommendation(s):		Refuse Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	A site notice was displayed from 24/11/2016, expiring on the 15/12/2016. No objections or comments were received.						
CAAC/Local groups comments: No CAAC	No CAAC						

Site Description

The application site is an end of terrace four storey terraced house, located on the corner of Gray's Inn Road and a public walk way.

The application site is part of two late 19thC residential blocks with shops at the ground floor level, either side of Baldwin Gardens, which are locally listed buildings (38 – 54 Gray's Inn Road). Therefore, whilst the building is not listed or located with a conservation area, it is recognised on the local list as having architectural and townscape significance.

The site is divided into flats; this application specifically relates to the top floor flat located on the 4th floor.

Relevant History

N/A

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2016) (Sections 7.4 Local Character and 7.6 Architecture).

LDF Core Strategy and Development Policies 2010

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

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG2 Housing (2015; Section 4)

CPG6 Amenity (2011; Section 2,3,4,5,6 and 9)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a roof extension and roof terraces;

- The proposed roof extension would be approximately 26m²;
- The extension will be set back from the front elevation and rear elevation by 3m, however there is no setback from the side elevation that adjoins the public access way;
- The materials and surface treatments proposed would be polyester-powder coated aluminium fascia coloured dark grey fibre-cement panels in dark grey and aluminium window frames in dark grey.
- Proposed roof terraces to the front and rear with a proposed 0.6m balustrade at the front elevation.

2.0 Assessment

2.1 The main planning considerations relate to:

- Design (principle of development and detailed design);
- The impact of the proposal on the amenity of neighbouring occupiers.

3.0 Design

3.1 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.

3.2 CPG1 design guidance advises roof alterations are likely to be acceptable when: there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape; and that alterations will be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design.

3.3 The eastern side of Gray's Inn Road from (38 – 54 Gray's Inn Road) is characterised by two late 19thC residential blocks with shops (predominately A1 use) at the ground floor level, either side of Baldwin Gardens. These buildings have been recognised as having architectural and townscape significance on the local list. The application site forms part of the terrace from 38 – 46 Gray's Inn Road, which is unimpaired at roof level by roof extensions. Whilst it is noted that along Gray's Inn Road the character of the area is varied and alterations to the roof level have occurred, the immediate terrace at roof level remains intact. Therefore, within the preceding context, the roof extension, by virtue of its location within the terrace, would result in an incongruous roof form, and subsequently contrary to LDF policies.

3.4 It is acknowledged that the proposed extension would be set back from the front elevation by approximately 3m and the rear elevation by 3m to mitigate the prominence and impact from the public view. However, given the size and sitting of the addition it would still be visible from public views and the wider area along Gray's Inn Road. Being an end of terrace, the extension would be of greater visual prominence, in particular the views afforded when viewed looking north down Gray's Inn Road. Therefore, it is considered that the extension would be harmful to the host building, the terrace which the property forms a part and the wider area area due to its design, bulk, scale and siting.

3.5 The applicant has made comparisons to the extension at 1 Baldwin's Gardens. A review of Council records indicates that no planning permission was obtained for this extension and therefore is not an appropriate comparison as it was not subject to planning policy. In addition, it is noted that the extension at 1 Baldwin's Gardens is not located on the concerned terrace, being set back off Gray's Inn Road.

3.6 With regards to the proposed roof terrace, it was noted that along the immediate terrace there is an existing roof terrace at no. 40 Gray's Inn Road in situ. A review of Council records concludes that no planning permission was obtained for the balustrade erected or the use of the roof as a terrace. In the case of no. 38 permission is sought for a 0.6m planter as a balustrade to create a roof terrace. The proposed balustrade at the front elevation is considered to visually prominent, creating additional bulk and interrupting the existing unimpaired terrace along the street frontage.

3.7 Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal would harm the character and

appearance of the conservation area and this heritage asset.

4.0 Detailed Design

4.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character, setting, form and scale of neighbouring properties and the character and proportions of the existing building.

4.2 In addition to the principle of the scheme being unacceptable, the detailed design and form of the proposed roof extension and balustrade is also considered inappropriate. The extent of glazing at the front and rear of the elevations in conjunction with the proposed pitched roof alters the existing characteristics of the roofscape shared with the adjoining terrace properties. Furthermore, the form and size of the addition itself would result in a bulky and uncharacteristic roof profile. Overall, the extension is therefore not considered to comply with general design advice in the CPG.

4.3 The proposed balustrade erected to mitigate the impacts on the amenity of the neighbouring site at no. 36 is considered to be an incongruous addition. The proposed balustrade is considered inappropriate and does not reflect the characteristic of the host building.

5.0 Amenity

5.1 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."

5.2 Given the location of the roof extension and its distance from the surrounding residential properties, the proposal is not considered to harm the amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy. With regards to the directly adjoining property at no. 36 Gray's Inn Road, this comprises of office use at the upper floors and therefore the impact on amenity is not taken into consideration.

5.3 The proposed roof terrace, given the sitting at roof level and distance of surrounding residential properties is not considered to cause adverse harm to the amenity of the adjoining occupiers.

6.0 Conclusion

6.1 The proposal is considered to detract from the appearance of the host building. It would be out of keeping with the terrace buildings within this group of properties and would fail to preserve or enhance the character and appearance the area and is subsequently harmful to the wider terrace.

7.0 Recommendation

7.1 Refuse planning permission