

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	02/12/2016
		N/A	<b>Consultation Expiry Date:</b>	17/11/2016
<b>Officer</b>			<b>Application Number(s)</b>	
Nora-Andreea Constantinescu			2016/5489/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
9 Bolton Road London NW8 0RJ			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a mansard roof with terrace on the north-west elevation; extension of ground and lower ground floors to residential dwelling (Class C3).				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type:</b>		Householder Application		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	Site notices: Press notice	<b>26/10/2016 – 16/11/2016</b> <b>27/10/2016 – 17/11/2016</b>	No. of responses	<b>2</b>	No. of objections	<b>2</b>
<b>Summary of consultation responses:</b>	<p>The residents at Nos 4 and 10 Bolton Road objected to the proposed development on the following grounds:</p> <p>Roof extension:</p> <ul style="list-style-type: none"> <li>-the new roof typology and additional building mass is not in keeping with the original characteristics of this conserved area</li> <li>-the drawings fail to indicate the materiality of the propose new barrier between no 9 and 10 Bolton Road</li> <li>-the street is characterise only but attics within pitched roofs and the proposed roof extension would go beyond this long established historical feature</li> <li>-alien feature to the pari of semi-detached houses and it creates awkward relationship with no 10.</li> <li>-clearly visible from the surrounding streets and would violate the harmonious quality of the street</li> <li>- would cause loss of light to the existing rooflights at no 10 due to its close proximity</li> <li>-the balcony would create security concerns and further preventions in this matter would cause additional harm</li> <li>-concerns in relation to the damages that may occur at no 10 due to the construction works</li> <li>-would have a dominant presence, from the streetscene and houses opposite</li> <li>-affects the symmetry and interrupt the consistency of the uniform height of all the buildings; not harmonious with no 10</li> <li>-the extension's materials are not in the character of the building</li> <li>-overlooking to the properties fronting no 9 from the balcony</li> <li>-noise and disruption from the users of the building</li> </ul> <p>Rear/side extension:</p> <ul style="list-style-type: none"> <li>-the drawings fail to indicate in the proposed front elevation, the extension at the ground floor level</li> <li>-the proposed voluminous addition at the ground floor level would adversely affect the immediate streetscape.</li> <li>-the ground floor extension will be visible from street level which does not respect the Council's Conservation Strategy</li> </ul>					

**St Johns Wood  
CAAC**

No comments received.

## Site Description

The application site is located on the northern side of Bolton Road, in close proximity to the crossroads with Boundary Road, Greville Place and Belgrave Gardens. The property is a 4 storey single family dwelling, a semi-detached pair with no 10.

The site lies within St Johns Wood Conservation Area and is considered a positive contributor to the character of the area and wider conservation area as well as the adjacent property at no 10. The two properties appear to be a pair even though there are differences in the façade elements. The properties are characterised in the Conservation Area Statement as “simpler properties with stucco render, some banding and arched architraves”. Important features at no 9 Bolton Road are the iron Juliet-style balconies and the triangular pediment.

The rear of the application site is a development site for 14 houses as part of planning permission PWX0103976 dated 24/03/2004. The site was formerly home to the Saatchi Gallery and its steel entrance screen with coloured glass circular apertures is in the spirit of a Damien Hirst spot painting.

## Relevant History

2015/6907/P - Erection of a two storey side and single storey roof extension – Withdrawn – 19/04/2016

### Relevant planning applications within the surrounding area:

PWX0103976 – Former site at 98 A Boundary Road - Redevelopment of the site by the erection of a part 2/part 3 storey building to provide 14 houses with integral garages at basement level and 240m<sup>2</sup> of Class B1 office space, together with the provision of 10 units of affordable housing off site – Granted Subject to Section 106 Legal Agreement – 24/03/2004

## Relevant policies

### **National Planning Policy Framework (2012)**

### **London Plan (2016)**

### **Local Development Framework**

### **Core Strategy (2011)**

CS5 – Managing the impact of growth and development

CS15 – Promoting high quality places and conserving our heritage

### **Development Policies (2011)**

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)

Section 5 – Roofs, terraces and balconies

CPG 6 – Amenity (2011)  
Section 7 – Overlooking, privacy, outlook

### **Camden Local Plan Submission Draft 2016**

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 – Delivery and location of growth  
Policy A1 – Managing the impact of development  
Policy D1 – Design  
Policy D2 - Heritage  
Policy CC1 – Climate change mitigation  
Policy DM1 – Delivery and monitoring

### **St Johns Wood Conservation Area Statement (2009)**

## **Assessment**

### **Proposal**

The current proposal seeks the erection of:

- Mansard roof extension which would create a 3<sup>rd</sup> floor and
- Extension of the lower ground and ground floors with balcony at ground floor level on the southern side facing the street

The main planning considerations are:

- Design and appearance
- Neighbouring amenity

### **Design and appearance**

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.

#### Mansard Roof Extension

CPG1 (Design) states that a roof alteration is likely to be unacceptable where there are complete terraces or groups of buildings with a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves an addition to the whole terrace or group as a coordinated design.

The proposed mansard extension would sit beyond the existing pediment and parapet wall, and would project beyond the later by 1.5m. The mansard extension is proposed to open to an inset balcony

facing the side of no 10 Bolton Road. The proposal does not indicate the proposed treatment with the boundary of no 10 due to the proposed balcony.

The application property is considered a pair with the adjoining property no 10 as they have similar height, openings, façade details and overall character. As the adjacent pair at no 10 Bolton Road does not benefit from a mansard extension, when read as a pair (nos 9 and 10), the proposed mansard extension would unbalance the character and the visual appearance of the semi-detached pair.

When considering the proposal in the context of the surrounding area, the mews development at former 98 A Boundary Road continues at a similar scale as the application property and No.10. As such, it appears that this group of properties benefit from a roofline largely unimpaired, and therefore a mansard roof extension at no 9 would detract from this character and would be considered unacceptable in principle in this instance.

It is noted that at the rear of the application site, a part of the development at former 98A Boundary Road, now no 1 Collection Place, projects slightly higher than the established roofline. However given the siting and scale of this development it does not detract from the character of Nos.9 and 10 nor does it impact on the strong parapet line which exists when viewed from the corner of Bolton Road and Greville Place. St Johns Wood Conservation Area retains many diverse historic rooflines which it is important to preserve, as stated in the Conservation Area Statement. It also states that “fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are butterfly roof forms, decorative gables, parapets, pediments, chimney stacks and pots, and expressed party walls”. The existing pediment and parapet wall of the application site is considered to have great importance, which contributes to the character of the building which is identified as making a positive contribution to the conservation area. It is considered the proposed mansard roof extension would detract and harm its appearance and its overall stance within wider conservation area contrary to DP24 and DP25.

It is acknowledged there are some mansard and roof extensions located to the opposite side of Bolton Road and Boundary Road, however these are located on properties of a different design and scale than the application site and remain less perceivable from the street scape and hence do not harm the character and appearance of the conservation area as much as the proposed development would.

Due to its location and position, the proposed mansard roof extension would be greatly visible from the crossroads of Bolton Road with Greville Place and Belgrave Gardens, as well as from the Collection Place, the alley which serves the new mews properties to the rear. Within the preceding context, the roof extension, by virtue of its location within a group which remains largely unimpaired and position of over prominence, being the subject of clear and direct views (both public and private), would be contrary to policy and shall be refused.

#### Side extensions

The property has at the lower ground floor level with a side courtyard fully paved with high side walls and trellis fronting the street. The proposal involves infilling the lower ground floor and extending at ground floor level with a garden room and balcony facing the street. Given the siting of the extension it is considered a side extension..

The infill of the lower ground floor is considered acceptable as it would not be visible from the street and would bring the side of the property in line with the street level; however the projection at the ground floor level is considered to detract from the character of the parent building. Whilst it would be set back from the front elevation of the building it would still be overly prominent in views from Bolton Road and Greville Place and would not enhance the setting of the building and thus the conservation area. In addition the proposed balcony would be 1m deep and sit at a higher level than the street, which is considered to result in an unsympathetic relationship with the street users.

As an improvement to the design, the applicant has been advised that an extension at the lower ground floor with a green roof on top, at the same level with the street, would be considered acceptable as it would provide additional amenity space and would better respond to the streetscene and to the overall character of the existing property. However they did not want to amend the proposal.

It is therefore considered that the side extension at the ground floor level would harm the appearance of the existing property and the surrounding conservation area and it would limit even further the provision of amenity space, contrary to Policies CS15, DP24, DP25 and CPG1.

### **Neighbouring Amenity**

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 any proposed development protects the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to the amenity and that any development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. CPG6 seeks 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".

The proposed mansard roof extension is not considered to cause any significant harm to the neighbouring amenities in terms of overlooking, loss of light or outlook. It is noted that the proposed balcony would face the side of the adjoining property at no 10 Bolton Road; however, due to its design and position it is not considered that significant harm would be caused to the amenity of the neighbouring properties.

Due to their design, position or location, the extensions at the lower ground and ground floor levels are not considered to cause any significant harm to the amenity of the neighbouring properties; however it is noted that the location and position of the narrow balcony at a higher level than the street might create discomfort to the street and pavement users.

### **Recommendation**

Refuse planning permission