

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		30/01/2017	
		N/A		<b>Consultation Expiry Date:</b>		05/01/2017	
<b>Officer</b>				<b>Application Number(s)</b>			
Evelyn Jones				2017/0916/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
265 Eversholt Street London NW1 1BA				16122-X-200, 16122-10-200, 16122-X-201, 16122-10-201, 16122-X-300, 16122-X-100, 16122-10-100			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Rear roof extension to top floor flat							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 15/03/2017 expiring on 05/04/2017. A press notice was published on 16/03/2017 expiring on 06/04/2017.  No responses were received.					
<b>CAAC/Local residents groups:</b>		No responses received from the CAAC or local resident's groups					

## Site Description

The site is a four storey mid-terrace property on the west side of Eversholt Street. At ground floor level the property has an A3 use class (restaurants and cafes) and the upper three floors are in residential use (Class C3). The site falls within the Camden Town Conservation Area and has been identified as a positive contributor, but is not listed.

## Relevant History

**No relevant planning history**

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)

London Plan (2016)

### LDF Core Strategy and Development Policies

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

### Camden Local Plan Submission Draft 2016 Policies

A1 Managing the impact of development

D1 Design

D2 Heritage

### Camden Planning Guidance

**CPG1 Design (2015)**

**CPG6 Amenity (2011)**

### Camden Town Conservation Area Appraisal and Management Strategy (2007)

The emerging 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.

## Assessment

### 1. Proposal:

1.1 The application proposes:

- The erection of a rear mansard roof extension

1.2 The principal considerations material to the determination of this application are summarised as follows:

- The design and impact on the host property and conservation area
- Amenity

### 2. Design

2.1 With regard to LDF policy approach, respecting the local character is an intrinsic aim. In particular DP24 & DP25, require careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context to be demonstrated in order to achieve high quality development which integrates into its surroundings. Within areas of distinctive character, it is considered development should reinforce those elements which create the character.

2.2 The Camden Town Conservation Area Appraisal and Management Strategy 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' it further states that within the conservation area there are many interesting examples of historic rear elevations and that the original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area.

2.3 Policy CS14 aims to ensure the highest design standards from developments. Policy DP24 also states that the Council will require all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the neighbouring properties as well as the character and proportions of the existing building. Furthermore, Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

2.4 CPG 1 (design), states that roof alterations should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. It is also made clear that roof alterations will be unacceptable where there is an unbroken run of valley roofs.

2.5 The application site is a third floor flat within a four storey terraced property on the west side of Eversholt Street within the Camden Town Conservation Area. The property is identified as a positive contributor to the character and appearance of the conservation area.

2.6 The proposed roof extension fails to preserve the character and appearance of the Camden Town Conservation Area due to the fact that it would break the current consistent line of butterfly roofs in this part of Eversholt Street.

2.7 There is currently an unbroken line of butterfly roofs in the terrace from number 235 to the application site at 265. While it is acknowledged that numbers 277 to 267 have made alterations to the roofs, there is no planning history for these and they appear to have been done some time ago. Officers therefore consider that they do not set a precedent. It is also noted that the rear elevations of these properties are considerably different in their form from the subject site. Numbers 267-277 have two storey outrigger extensions while the row of terraces the application site is part of has a pattern of half width first floor rear extensions. The style and placement of windows also differs from the altered group of terraces to the terrace the site makes up. Therefore the altered terraces of 267-277 Eversholt Street cannot be seen to set a precedent for alterations to number 265.

2.8 Within this context, the roof extension would disrupt an unbroken line of butterfly roofs failing to preserve the integrity of the existing roof form and would fail to respect the character and appearance of the terrace and the Camden Town Conservation Area.

2.9 Given the location of the site bordering a private car park to the rear and clearly visible from Harrington Square, any alteration to the roof would be highly visible from the public realm and would impact on the existing roof pattern and subsequently adversely affect the character and appearance of the terrace and the wider conservation area.

2.10 The addition of a partial mansard roof extension is considered unacceptable in this context as it would be an inconsistency in the rear elevation of the terrace. Uninterrupted butterfly roofs are a consistent feature throughout the terrace from 235 to 265 and while 267 to 277 have made alterations to the roof and added dormers and mansard extensions, these cannot be considered to set a precedent for the rest of the terrace.

### **3. Neighbour amenity**

3.1 Given the size and location of the proposed extension, it is considered that levels of privacy, levels of light and outlook of neighbouring properties would not be detrimentally impacted as a result of the development.

**Recommendation:** Refuse Planning Permission