PLANNING APPEAL STATEMENT

13C Healey Street, London NW1 8SR

London Borough of Camden Reference: 2016/6350/P

BACKGROUND

Carol Moore-Martin of 27 Beverley Road, Ruislip HA4 9AL on behalf of the property owner, Mr J Reading, made a planning application validated on 8th December 2016 for a mansard roof extension to his flat.

The application was refused on 17th January 2017.

The reasons given for the refusal were:

1. *The proposed mansard roof extension, by reason of its design, bulk, scale, visibility and location, would be detrimental to the character and appearance of the host building and surrounding area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.*
2. *The proposed roof terrace, by reason of detailed design would harm the character and appearance of the host building and the terrace of which it forms part, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.*

The policies referred to in the refusal and our responses are:

CS14 - Promoting high quality places and conserving our heritage

*14.1  Camden does not have a single built character but is made up of many diverse areas, each with their own identity. The southern part of the borough, which forms part of Central London, is characterised by a high density built environment and complex mix of uses. The central part of the borough contains several town centres surrounded by areas of medium-density housing and some employment uses. The north of the borough is predominantly residential of a lower density with substantial open space at Hampstead Heath. Throughout the borough there are examples of Camden’s unique architectural heritage, with many high quality buildings and places, old and new. This is reflected in our large number of conservation areas and listed buildings, which have been recognised for their special architectural or historic interest.*

This is not relevant

*14.2  Our overall strategy is to sustainably manage growth in Camden so it meets our needs for homes, jobs and services in a way that conserves and enhances the features that make the borough such an attractive place to live, work and visit. Policy CS14 plays a key part in achieving this by setting out our approach to conserving and, where possible, enhancing our heritage and valued places, and to ensuring that development is of the highest standard and reflects, and where possible improves, its local area. Policy CS13 above and policy DP22 in Camden Development Policies set out our approach to ensuring that design in the borough is sustainable and that schemes include measures to minimise the effects of, and adapt to, climate change.*

The design is to a high standard and enlarges an existing flat to provide additional accommodation

*The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*

1. *requiring development of the highest standard of design that respects local context and character;*

The design is of a high standard. The area is of a mixed character with 19th century and more recent buildings.

1. *preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*

Not relevant

1. *promoting high quality landscaping and works to streets and public spaces;*

Not relevant

1. *seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;*

Not relevant

1. *protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.*

Views are unaffected.

***Excellence in design***

*14.3  Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in, or just passing through the borough.*

This is a high quality design

*14.4  Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors. The Council will therefore insist on high quality design throughout the borough. In accordance with government guidance in Planning Policy Statement (PPS) 1 - Delivering Sustainable Development we will not accept design that is considered inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way it functions. Please see Camden Development Policies (policy DP24) for more detailed guidance on our approach to the design of new development and alterations and extensions. When assessing design, we will also take into account of government / CABE guidance By Design - Urban Design in the planning system: towards better practice and our own Camden Planning Guidance supplementary document.*

This is a high quality design

*14.5  The Council is working with its partners to promote and celebrate excellence in design and improve public buildings, landscaping and the street environment; for example through the Camden Design Initiative, which seeks to improve public space and the built environment and encourage involvement, awareness and understanding of good design, including the bi-annual Camden Design Awards, which recognise high quality and innovative designs.*

Not relevant

*14.6  Good design is safe and accessible, and responds flexibly to the needs of its users. It creates buildings that have minimal negative impact on the environment, during construction and beyond. The construction and use of buildings currently accounts for around half of national carbon emissions and it is therefore vital that new and redeveloped buildings are designed to have a beneficial impact on their environment. See CS13 - Tackling climate change through promoting higher environmental standards and CS17 - Making Camden a safer place for our approach to these matters.*

Best sustainability practice will be followed in the construction of the extension.

*14.7  High quality design also takes account of its surroundings and what is distinctive and valued about the local area. Camden is made up of a diversity of areas, each with their own distinctive character, created by many elements such as architectural style and layout, social and economic history, landscaping and mix of uses – as summarised in the description of Camden’s character below. As Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is particularly important. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce, or if appropriate, create local distinctiveness.*

Healey Street is a mid-nineteenth century street of fairly consistent terrace houses. A number have roof extensions and these will be discussed below. The street has not been considered to be of sufficient merit for designating a conservation area and no. 13C is not listed. The roofline of the terraces facing the street is consistent and for this reason the extension is set back from the front of the building so that the extension would be effectively invisible from pavement level.

The rear of the terrace is less regular and although the extension is set back from the rear elevation to preserve the parapet line the roof line is not such that this is as important.

*14.8  While tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered in order to not detract from the nature of surrounding places and the quality of life for living and working around them. Applications for tall buildings will be considered against policy CS14, and policies DP24 Securing high quality design and DP25 Conserving Camden’s heritage in Camden Development Policies, along with the full range of policies on mixed use, sustainability, amenity and microclimate. Effect on views and provision of communal and private amenity space will also be important considerations.*

Not relevant

***Camden’s heritage***

*14.9  Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.*

Not relevant

*14.10  Over 5,600 buildings and structures in Camden are nationally listed for their special historical or architectural interest, and 53 of the borough’s squares are protected by the London Squares Preservation Act 1931. In addition, 14 open spaces in Camden are on English Heritage’s Register of Parks and Gardens of Special Historic Interest. The Council will consult with English Heritage over proposals affecting these parks and gardens. We also encourage the restoration and management of Parks and Gardens of Special Historic Interest and London Squares to enhance their value. Camden also has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas, although this can be vulnerable to modern development and land use.*

Not relevant

*14.11  We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy DP25 in Camden Development Policies provides more detailed guidance on the Council’s approach to protecting and enriching the range of features that make up our built heritage.*

Not relevant

*14.12  Architectural detail, materials, colour and structures such as walls can make a significant contribution to the appearance of an area, but can often be altered without the need for planning permission. Cumulatively, many minor building works can gradually erode the quality of an area and undermine the quality of conservation areas. We will therefore make use of ‘Article 4 Directions’ in appropriate locations to bring some minor works under planning control. We are intending to introduce such measures in the conservation areas of Belsize, Hampstead, and Swiss Cottage, where loss of historic character through cumulative change is apparent. Primrose Hill conservation area already benefits from a comprehensive Article 4 Direction, which has helped to retain its high quality historic character.*

Not relevant

***Landscaping and public realm***

*14.13  The quality of our streets and public spaces affects the quality of all our lives. We enjoy being in and passing through attractive, clean and well-maintained places, but are discouraged from walking in and through areas with a poor environment. An enhanced public realm should integrate transport and land use, contribute to improved walking and cycling environments, respect and reinforce local identity and character, attract people to the area and encourage the use of streets and public spaces to create diverse, vibrant and lively places.*

Not relevant

*14.14  The Council is committed to improving Camden’s streets and public spaces and has carried out many improvement schemes with many more ongoing and planned. We have produced a Camden Streetscape Design Manual to raise the standard of street works throughout the borough. This sets standards for our own works and provides guidance for other agencies. It encourages respect for local character and promotes high quality, clutter-free design to make streets and public places that are safe and easy to use for all.*

Not relevant

*14.15  A number of studies on streets and spaces have been produced, particularly for the south of the borough (e.g. Bloomsbury, King’s Cross and St Giles/Tottenham Court Road). These have been commissioned and funded by a range of organisations (including TfL, LDA, Design for London and UCL) sometimes in partnership with the Council. It is procedurally difficult for the Council to adopt these non-statutory documents as formal planning or other guidance. We will therefore look to draw on the best of this work to create a long-term vision for these areas, emphasising local character and providing a high quality environment for walking, which is formally agreed by the Council.*

Not relevant

*14.16  In order to improve the environment for walking in the borough, Camden is committed to the ‘Legible London’ concept which aims to improve how easily pedestrians can understand the layout of the capital and find their way around by introducing clear and consistent signage and maps. The programme has begun in Covent Garden and Bloomsbury, and future schemes are anticipated around the borough. Camden has also established a ‘Place Shaping Board’ to consider the most appropriate ways to shape the services, facilities, infrastructure and public realm to meet the needs of current and future populations (see section 4 - Delivering and Monitoring the Core Strategy).*

Not relevant

*14.17  Further information on measures being taken by the Council and its partners to improve the quality of our streets and public places is included in CS2 - Growth areas, CS8 - Promoting Camden’s centres and shops, CS11 - Promoting sustainable and efficient travel, CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity, and CS17 - Making Camden a safer place.*

Not relevant

*14.18  High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built-up areas to relieve the hard landscaping and provide shade, and provide habitats for wildlife. The Council will expect development schemes to provide a high standard of landscaping and boundary features, such as walls and fences. We will encourage appropriate use of landscaping in the form of ‘green roofs’, ‘brown roofs’ and ‘green walls’ which have a number of environmental benefits (e.g. in providing wildlife habitats, in helping to cool and insulate buildings and in retaining water, helping to reduce flooding), as well as being visually attractive. More detail on our approach to landscaping is set out in the Council’s Camden Planning Guidance supplementary document and policy DP22 in Camden Development Policies.*

Not relevant

**Access**

*14.19  Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and vulnerable and disadvantaged groups, such as the elderly and disabled people, can be particularly affected. Poor access can be caused by difficulties in reaching facilities or by difficulties in using the facilities themselves. The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development, and how inclusion will be maintained and managed.*

Access to the flat is by a non-compliant existing staircase but it is not possible to change this.

*14.20  Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvement to existing routes and footways. The Camden Streetscape Design Manual and our Camden Planning Guidance supplementary document provide more detailed guidance on this issue.*

Not relevant

***Views***

*14.21  A number of London’s most famous and valued views originate in, or extend into, Camden. These are:*

* *views of St Paul’s Cathedral from Kenwood, Parliament Hill and Primrose Hill,*
* *views of the Palace of Westminster from Primrose and Parliament Hills,*
* *background views of St Paul’s from Greenwich and Blackheath.*

*14.22  The Council will protect these views in accordance with London-wide policy and will resist proposals that would harm them. Where existing buildings that affect a view are redeveloped it is expected that any replacement building will be of a height that does not harm the view. The current framework for protecting these views is set by the London Plan (policies 4B.16 - 4B.18) and the Mayor’s London View Management Framework supplementary planning guidance.*

The proposals do not affect any of these views.

*14.23  The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline, on the whole extent of a view (‘panorama’), not just the area in the view corridor. Developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces. They should seek to avoid buildings that tightly define the edges of the viewing corridors and not create a crowding effect around the landmark.*

The proposals do not affect any of these views.

*14.24  The Council will also seek to protect locally important views that contribute to the interest and character of the borough. These may include:*

* *views of and from large public parks and open spaces , such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regent’s Park, including panoramic views, as well as views of London Squares and historic parks and gardens;*
* *views relating to Regent’s Canal;*
* *views into and from conservation areas;*
* *views of listed and landmark buildings and monuments and statutes (for example,  Centrepoint, St Stephen’s, Rosslyn Hill and St George’s, Bloomsbury).*

The proposals do not affect any of these views.

*14.25  We will seek to ensure that development is compatible with such views in terms of setting, scale and massing and will resist proposals that we consider would cause harm to them. Development will not generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines that form part of the view. Further guidance on important local views is set out in our supplementary planning documents, for example in individual conservation area statements, appraisals and management strategies and the Planning Framework for the Tottenham Court Road Station and St Giles High Street Area.*

The proposals do not affect any of these views.

*Policy DP24 - Securing high quality design*

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

*a)  character, setting, context and the form and scale of neighbouring buildings;*

*b)  the character and proportions of the existing building, where alterations and extensions are  proposed;*

*c)  the quality of materials to be used;*

*d)  the provision of visually interesting frontages at street level;*

*e)  the appropriate location for building services equipment;*

*f)  existing natural features, such as topography and trees;*

*g)  the provision of appropriate hard and soft landscaping including boundary treatments;*

*h)  the provision of appropriate amenity space; and*

*i)  accessibility.*

The design is of a high standard and will use good quality materials. There are existing, similar extensions in the street so that the roof line of the terraces is already broken. This extension along with the existing ones in the street would be effectively invisible from pavement eye level because of the width of the road and the height of the building. The design of the extension is of a traditional mansard and is not out of keeping with the age of the building and its surroundings.

*Promoting good design*

*24.4  The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design. This is not just about the aesthetic appearance of the environment, but also about enabling an improved quality of life, equality of opportunity and economic growth. We will therefore apply policy DP24 to ensure that all developments throughout the borough, including alterations and extensions to existing buildings, are of the highest standard of design. In accordance with government guidance in Planning Policy Statement (PPS) 1 – Delivering Sustainable Development we will not accept design that is inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way that it is used by residents and visitors.*

The design of the extension is appropriate to its context.

*24.5  Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Design should respond creatively to its site and its context. This concerns both smaller-scale alterations and extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the ‘urban grain’).*

The extension is a creative use of an existing roof.

*24.6  The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed. When assessing design, we will take into account government / CABE guidance By Design - Urban Design in the planning system: towards better practice and our own Camden Planning Guidance supplementary document.*

This is not relevant to a small-scale extension.

*24.7  Development should consider:*

* *The character and constraints of its site;*
* *the prevailing pattern, density and scale of surrounding development;*
* *the impact on existing rhythms, symmetries and uniformities in the townscape;*
* *the compatibility of materials, their quality, texture, tone and colour;*
* *the composition of elevations;*
* *the suitability of the proposed design to its intended use;*
* *its contribution to public realm, and its impact on views and vistas; and*
* *the wider historic environment and buildings, spaces and features of local historic value.*

*The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

*a)  character, setting, context and the form and scale of neighbouring buildings;*

*b)  the character and proportions of the existing building, where alterations and extensions are  proposed;*

*c)  the quality of materials to be used;*

*d)  the provision of visually interesting frontages at street level;*

*e)  the appropriate location for building services equipment;*

*f)  existing natural features, such as topography and trees;*

*g)  the provision of appropriate hard and soft landscaping including boundary treatments;*

*h)  the provision of appropriate amenity space; and*

*i)  accessibility.*

Where relevant all of these issues have been considered. The extension will be faced in slate with lead flashings.

*24.8  Buildings should be designed to be as sustainable as possible. Environmental design and construction measures are set out in Policy DP22 – Promoting sustainable design and construction. Sustainable development also embraces principles of social sustainability which can be addressed by new development which:*

* *provides comfortable, safe, healthy and accessible space for its users;*
* *is fit for purpose and can accommodate future flexibility of use;*
* *provides a mix of uses and types of accommodation and provides for a range of  needs within the community; and*
* *provides sufficient amenity space for the promotion of health and wellbeing.*

The proposals upgrade the heating system and the insulation to the flat to reduce the use of heat and power.

*24.9  The re-use of existing buildings preserves the ‘embodied’ energy expended in their original construction, minimises construction waste and reduces the use of new materials. Many historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival, for example the use of durable, natural, locally sourced materials, ‘soft’ construction methods, good room proportions, natural light and ventilation and ease of alteration. The retention and adaptation of existing buildings will be encouraged.*

The existing building will be upgraded.

*24.10  Due to the dense nature of Camden with extensive range and coverage of heritage assets, such as conservation areas, numerous listed buildings and five strategic views and two background views crossing the borough, the Council do not consider that it is practical to identify broad areas either suitable, or not suitable, for tall buildings. In the borough, a site may be suitable for a tall building while adjacent sites are not, due to impact on either views, conservations areas or listed buildings. Indeed, in some cases, suitability for a tall building differs across a single site. Given Camden’s strategic environmental characteristics, the entire borough is considered as being within the ‘sensitive’ category, as defined by the English Heritage / CABE Guidance on Tall Buildings (2007). Tall building proposals in Camden will therefore merit detailed design assessments. As part of the revision of the Camden Planning Guidance SPD further clarity will be provided on tall buildings and design issues in Camden.*

*Respecting local character*

*24.11  Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings.*

*24.12  In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it. Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. In areas of low quality or where no pattern prevails, development should improve the quality of an area and give a stronger identity.*

*24.13  Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation, unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.*

The extension is subordinate to the host building and does not affect the line of the street. Although the developments at 14, 16 and 21 do not necessarily be taken as precedents it is inconsistent that these developments should be acceptable while these, almost identical, proposals are not.

*24.14  Design and Access statements should include an assessment of local context and character, and set out how the development has been informed by, and responds to it.*

*We have prepared a series of Conservation Area Statements, Appraisals and Management Plans which describe the character and appearance of individual conservation areas and set out how the Council considers each can be conserved and enhanced. These should be used by developers to inform their understanding of the special character of the area, and we will take these into account when assessing development proposals in conservation areas. Development Policy DP25 - Conserving Camden’s heritage provides further guidance on the preservation and enhancement of the historic environment.*

This is not relevant

*Detailing and materials*

*24.15  Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.*

The original features of the building are to be retained most notably the line of the parapets.

*24.16  Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.*

The proposals will use high quality complementary materials.

*Contributing to the street frontage*

*24.17  Buildings should be visually interesting at street level, with entrances and windows used to create active frontages, which allow overlooking of public areas, provide a sense of vitality and contribute to making Camden a safer place (see Core Strategy policy CS17). Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces.  Incorporating building services equipment*

This is not relevant

*24.18  Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.*

There is no new external plant.

*Responding to natural features*

*24.19  New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees, groups of trees and other vegetation. Extensions and new developments should not cause the loss of any existing natural habitats, including in private gardens. Core Strategy policy CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity provides further guidance on nature conservation in Camden and the Council’s strategy for trees.*

This is not relevant.

*24.20  Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually. Therefore they can be an important element in the character and identity of an area (its ‘sense of place’). We will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape.*

This is not relevant.

*24.21  Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area.*

*Where appropriate the Council will seek to ensure that developments make adequate provision for the planting and growth to maturity of large trees.*

This is not relevant.

*Incorporating Landscaping*

*24.22 As with buildings, consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements (surfaces, boundary treatments etc), and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area and reinforcing local distinctiveness. New planting can contribute to the attractiveness of a development, soften and balance the impact of buildings and contribute to the biodiversity value of a site. Effective maintenance is often essential to the success of soft landscaping (shrubs, grass etc) and, where appropriate, the Council will expect planting plans to be accompanied by a maintenance schedule. New hard and soft landscaping should be of high quality and should positively responsive to its local character.*

This is not relevant.

*Providing amenity space*

*24.23 Private outdoor amenity space can add significantly to resident’s quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families. However, the densely built up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 - Managing the impact of development on occupiers and neighbours and Core Strategy policy CS5 - Managing the impact of growth and development.*

This is not relevant.

*Accessibility*

*24.24 In line with policy DP29 – Improving access the Council will expect all buildings and places to meet the highest practicable standards of access and inclusion. Any adaptation of existing buildings must therefore address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building’s character and appearance. Policy DP25 – Conserving Camden’s heritage provides further guidance on providing access to listed buildings.*

This is not relevant.

SIMILAR APPROVALS

A number of mansard roof extensions have been approved recently in the street albeit some at appeal. These are:

1. 14 Healey Street. A mansard extension was approved at appeal on 12 March 2012. The height and profile of the proposals match the proposal at 13C. The inspector in his decision stated that:

*The low height of the proposed mansard would ensure that it would not be visible behind the parapet from the pavement on the opposite side of the street. The extension would be visible from the upper floors of houses on the eastern side of the road. However, the extensive use of glazing to the front elevation would ensure that the addition would have an airy quality which would not appear top heavy. From such private viewpoints it would represent a more successful roof alteration than those carried out at Nos 8 and 18.*

*The addition would be visible from the gardens to the rear and properties in Hadley Street to the west. However, it would be seen in the context of rear roof slopes that have already been altered, including the changes at Nos 8 and 18 and the greater number of mansard roofs and other roof additions behind properties in Hadley Street. The modern approach would also sit comfortably with the well-executed contemporary rear extension at the appeal site.*

*With regard to the advice within the Council’s Camden Planning Guidance No 1 – Design (CPG) on roofs, terraces and balconies, there is not an unbroken run of valley roofs. Nor is there an established form of roof addition or alteration. In this respect whether the proposal is acceptable in principle against the criteria in the CPG is not clear cut. However, the alteration would follow most of the advice on mansard roofs in that it would not exceed the recommended height; the roof slope would rise from well behind the parapet; the chimney stacks would be retained; and natural slate would be the predominant material to the front and rear elevations. The lower slope, although steeper than advised by the CPG, would be set back enough to ensure that the mansard would not be visible from the street. The roof pitches would be a component of the contemporary design approach.*

1. 16 Healey Street. A mansard extension and rear roof terrace was approved on 3 October 2014 and renewed on 3 June 2016. The height and profile of the proposals match the proposal at 13C. The comments in the officer’s delegated report were:

*The site and neighbouring properties consist of Victorian terraced properties with valley roofs behind front parapets. From street level the roofscape appears to be largely unaltered although roof extensions have been carried out at No’s 8 and 18 Healey Street and approved under application number 2011/3177/P for the neighbouring property number 14 Healey Street which is similar in design in regards to the mansard roof extension. The planning inspector felt that the low height of the application that was allowed on appeal would be acceptable due to its design, of which considerations were made that “the low height of the proposed mansard would ensure that the roof extension would not be visible behind the parapet from the pavement on the opposite side of the street. The extension would be visible from the upper floors of houses on the eastern side of the road, and as such, the visual impact would be restricted to the rear garden of the adjacent street. The extensive use of glazing to the front elevation would ensure that the addition would have an airy quality which would not appear top heavy and as such would be acceptable.”*

Regarding the rear terrace which forms part of the application the comments were:

*The proposed terrace would follow the replacement of the 2 windows with door, the installation of glass balustrade and screening for a terrace, which would be used by householder at first floor level. The proposed roof terrace as annotated indicates that the glazed balustrade would be minimum height of 1.1m (high) and* the *privacy screen would be a minimum of 1.8m (high) with number 18 and the existing privacy screen with number 14 has already obtained planning consent. And as such, the proposal is not considered to harm the character or appearance of the host building. Therefore, the terrace would comply with policies CS14 and DP24 of the LDF and Camden Planning Guidance.*

1. 21 Healey Street. A mansard extension was approved on 6 July 2016 at appeal. The height and profile of the proposals are similar to the proposal at 13C. The comments in the inspector’s decision were:

*The Council refers to an application for a mansard development at a neighbouring property, No 14 Healey Street, that was granted at appeal. Whilst the Council states that this was for a mansard “much lower in height and more lightweight,” I am mindful that the proposed development the subject of this appeal bears similarities to the, now existing, mansard development at No 14 Healey Street, both in terms of being low in height and lightweight in appearance.*

*The Council has also provided information relating to other applications for mansard roofs at Healey Street that have been refused. No substantive evidence is provided to demonstrate that these other proposals were the same as that the subject of the appeal before me.*

*Main Issue*

*4. The main issue in this case is the effect of the development proposed on the character and appearance of the area.*

*Reasons*

*The appeal property is a three storey mid-terraced Victorian dwelling, located on the east side of Healey Street. Materials comprise stock brick with stucco facing and dressings and the house has a valley roof, largely concealed from view behind a stucco parapet.*

*It is situated in a residential area, which is characterised by densely developed housing, comprising terraces of tall, brick-built Victorian dwellings that are similar in appearance. Whilst the appeal property is neither a Listed Building nor in a Conservation Area, the prevalence of period features provides an attractive sense of uniformity.*

*During my site visit, I observed that many dwellings have been extended, and/or altered, especially to the rear, where there are numerous extensions of various shapes, sizes and forms. Whilst varied in style, the extensions and changes to the rear of the terrace within which the appeal property is located, tend to appear subordinate to host properties and due to the overall height and massing of the terrace, do not appear unduly dominant or intrusive.*

*I also noted, during my site visit, that the various alterations apparent along Healey Street include various modern features, including a spiral staircase, a porthole window, white rendering, an aluminium frame grey window, variously sloping roofs, large panes of glazing, a balcony and so on. Whilst individually striking in their own way, none of these features, either on their own or together, are so intrusive or dominant as to detract from the overall sense of uniformity provided by the terrace as a whole. Rather, they provide for a pleasing sense of interest and reflect various efforts made to make the best use of space within a dense urban area.*

*Due to the height of the terrace, the valley roofs of dwellings are, to some considerable degree, hidden from view from street level along Healey Street. Indeed, whilst there have been changes to the valley roofs of a number of properties along Healey Street, the roofscape appears predominantly unaltered when seen from street level. I find that this would remain the case were the proposed roof extension to be developed.*

*Further, its sensitive design would mean that views of the proposed roof extension from upper floors of houses on the opposite side of Healey Street would be of a modest, modern and attractive feature, that would be low in height and would sit comfortably within the surrounding roofscape.*

*The Council, in support of its case, states that the roof line along Healey Street is unaltered, but then goes on to refer to an existing “rooftop box structure at number 23.” During my site visit, I observed changes to the roofscape at Nos 15 and 25 Healey Street. Consequently, the proposal would be situated within an already altered roof profile, albeit, this would not lead to any significant harm.*

*Due to the juxtaposition of streets in the area, the rear of Healey Street does not feature prominently in wider views, but, rather, appears as a subordinate backdrop to the front of Grafton Crescent. Given this, and the wide and varied range of changes to the rear of Healey Street, I find that the proposed development would appear neither dominant nor incongruous, but instead, it would simply form one of a number of subordinate changes to the rear of the terrace. As such, it would appear in keeping with its surroundings.*

*I note above the wide variety of changes that have occurred along Healey Street, mostly to the rear of the terrace. These include two storey extensions. The proposed ground and first floor extension, including the glass balustrade and terrace, would appear in keeping with these existing extensions, whilst adding interest to the rear of the terrace. I am also mindful in this regard of Healey Street’s subordinate appearance when seen against Grafton Crescent.*

*Taking all of the above into account, I find that the proposed development would not harm the character and appearance of the area. It would not be contrary to the Framework, to Core Strategy3 policy CS14, to LDF4 policy DP24, or to Camden Planning Guidance CPG1 (2015), which together amongst other things, protect local character.*

SUMMARY

The proposals are a modest addition to an existing building that is not significant from an historical, design or townscape view. The proposals will be of the highest standards of design, constructed from good quality materials and will be sustainable.

The height and profile of the mansard extension is similar to recent applications approved both through the planning process and at appeal. The first floor roof terrace is identical to the one approved at no. 16.

The reasons for refusal quote general planning policies but do not demonstrate that they have been contravened. The rebuttals above demonstrate that the policy has been complied with or is not relevant.

The extensions at 14, 16 and 21 Healy Street show that similar proposals have been deemed to be acceptable and it is inconsistent that this proposal should be refused.

In the light of this we request that this application be approved.