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Our Ref: 2017/0590/PRE

Contact: Obote Hope
Direct Line: 020 7974 2555
Email: obote.hope@camden.gov.uk



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 2555
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Email: cristina.martina@cmararch@gmail.com

Dear Cristina Martin,

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2017/0590/PRE
Site: Re: Flat C, 81 Hartland Road, London, NW1 8DE

Thank you for your pre-application enquiry received on the 22nd December 2016, regarding the above site.

Re: Flat C, 81 Hartland Road, London, NW1 8DE

Thank you for your enquiry received on 31 January 2017 regarding a mansard roof extension with three options:

- A. large mansard roof extension with 2 X dormer to the front and 1 dormer extension to the flank northwest elevation;
- B. dormer similar scale to option A with 2 x front dormers and 1 x side dormer extension to the northeast elevation;
- C. erection of a half-width mansard roof extension with 1 x front dormer and 2 x roof windows

Overview of the Site and Proposal

The proposal relates to the 2nd floor flat of a locally listed building, located within a terrace of 7 properties all of which are locally listed. The terrace was constructed in the mid-19th century. The property is located on corner of Hartland Road and Lewis Street. Characteristics such as the rear windows are modern additions which erode the architectural quality of these properties. However, the overall compositions of the properties still maintain its handsome group by retaining the ricketed cornices at first floor level to some houses, rusticated stucco to ground floor, six over six paned sash windows and rear butterfly roof. The group relates to other groups on Lewis Street and Hadley Street, with the backs of the houses being visible in views from Lewis Street, this element reinforces the properties historic character of this area.

Relevant planning history

1. No relevant planning history applicable for this site

Other relevant sites

2. Planning permission (**2016/3025/P**) associated with **49 Hartland Road** for the erection of a roof extension was **refused** planning permission on 02/08/2016, the reason for refusal:

The proposed roof extension, by reason of its detailed design, bulk and location in a group of buildings with a largely unaltered roofline, would be incongruous, result in harm to the character and appearance of the building, the group of buildings of which it forms a 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 to policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

An appeal was submitted and was dismissed by the Planning Inspector who felt the appeal site was uniformed in character which adds to the areas architectural integrity, the area exhibits differing characteristic towards the end of Chalk Farm Road and whilst the properties or group of buildings are not listed nor located within a conservation area, it lies within a group of houses identified by the Council in a local list of non-designated heritage assets and the terrace contributes greatly to the character and appearance of the surrounding area. Notwithstanding this, the two distinct visual character areas of Hartland Road are visually distinct, uniform and intact character within this section of the terrace where no roof extension exist.

3. Planning permission (**2014/2374/P**) associated with **25 Hartland Road** for the erection of a mansard roof extension with balcony at second floor level was **granted** planning permission on 05/06/2014. The officer felt in this instance;

The proposed mansard roof would replicate the appearance of numerous other similar roof extensions along Hartland Road. The property is one of two within a row of eighteen that has not been extended in this way. It is therefore considered that the terrace and character of the street has been significantly altered by additional floors. Given that the proposed design and materials of the additional floor are consistent with the property and similar extensions within the terrace, the roof extension is considered acceptable

4. Relevant policies and guidance

National Planning Policy Framework 2012 (paras. 14, 56-66 and 126-141)
The London Plan 2016 as consolidated with alterations since 2011(paras. 7.4, 7.6 and 7.8)

LDF Core Strategy

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011/2016

CPG1 – Design

CPG6 – Amenity

The NPPF states that great weight should be given to the conservation of a designated heritage asset when considering the impact of a proposed development on its significance. The NPPF requires that heritage assets be conserved in a manner appropriate to their significance

The London Plan 2016 requires that development affecting heritage assets be sympathetic to their form, scale, materials and architectural detail.

The Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan will take place from 30 January to 13 March 2017 and the Local Plan is material consideration the publication of the Inspector's report into the examination, which is expected in early - mid April. At this point the Local Plan policies would be given substantial weight.

CPG1 states that: a roof alteration or addition is likely to be unacceptable where:

- i. there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene;
- ii. On buildings or terraces which already have an additional storey or mansard;
- iii. On buildings already higher than neighbouring properties where an additional storey would add significantly
- iv. Where the scale and proportions of the building would be overwhelmed by additional extension.
- v. Policy DP24 of the LDF expects all developments to be of the highest standard and to consider the character, the setting and context of neighbouring buildings.
- vi. Policy DP25 of the LDF requires all developments in designated conservation areas to preserve and enhance the character and appearance of the area. Alterations and extensions to a listed building must not cause harm to the special interest of the building.

5. Design and Appearance

There are objections to the principle of the proposed mansard roof extension and all of the three options proposed would be unacceptable in principle. This is due to the development being located within a terrace of properties which has an unimpaired roof form, which the CPG notes are unacceptable. The extension would still be prominent from the public domain in views from Lewis Street due to the size and scale of the extension proposed setting an unwelcome precedent for future mansard roof extension. Furthermore, if implemented the proposed mansard roof extension would erode the character of the host building and the terrace within which it is located and which is locally listed.

The proposed mansard roof extension would detract from the character and

appearance of the host building and the roof is of architectural merit which is worth preserving, particularly with its relationship with the neighbouring properties which remains unaltered.

CPG1 and DP24 states that roof alterations or additions are likely to be unacceptable where there is an adverse effect on the skyline, the appearance of the building or the surrounding street scene and this would be this case in this instance. Significant material consideration is attached to terrace properties due to the properties importance to the wider area and its undeveloped roofs and if approved would introduce a discordant and incongruous feature which would be at odds with the host building on account of the roof design and visual prominence.

It's duly noted that some of the properties in the wider area that benefit from roof additions and whilst mansard roof extensions are not an uncommon feature within Hartland Road and its surrounding streets, the host building and neighbouring properties within the terrace share a visually distinctiveness, uniformity and cohesion. It is considered in this instance the principle of the mansard roof extension does not outweigh the potential harm that would result to this distinct group of properties. Therefore the principle of the mansard roof extension would be contrary to CS14 and DP24 of the LDF and would not be support were it to be submitted as a planning application.

6. Residential Amenities

There are no windows proposed to the rear elevation, the proposed window to the side elevation is sufficiently set back to mitigate undue harm to the neighbouring amenities in regards to loss of privacy and outlook. The mansard roof extension would not cause harm to the neighbour's amenity in regards to daylight/sunlight nor contribute to a sense of enclosure due to its location and being the only roof extension proposed at roof level.

7.0 Conclusion

Overall it is considered that the proposed mansard roof extension would be unacceptable in design and appearance and there would be no scope for a roof addition in this location.

8. Planning application information

If following the above advice you wish to submit a planning application, , I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Application Form
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee (£172.00)
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details on our consultation procedure please click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me direct.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Obote Hope

Planning Officer Regeneration and Planning Supporting Communities London
Borough of Camden Telephone: 02079742555 Web: camden.gov.uk

After you submit your application

It would be useful if you could let me know when you have submitted the application along with the planning portal reference number. I will then pick the application up as the case officer.

We are legally required to consult on the application with individuals who may be affected by the proposals. We will put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

All consultation responses will be available to view on the Council's website using the planning application search page. It is likely that an application of this size would be determined through member's briefing.

I trust the above provides a useful summary; however should you have any queries about the advice contained in this letter please contact Obote Hope on **020 7974 2555**.