

View along King Henry's Road showing 'balance' with larger houses opposite and 'book end' blocks



View of houses along King Henry's Road facing No's 24-32 Elliott Square



Long Section - Existing



Long Section - Proposed

Existing and proposed long section through Elliott Square showing relationship to larger houses on King Henry's Road

3.0 Development Proposals (cont)

- The impact on annual probable sunlight hours (APSH) is not relevant for No 10 LMR, as its living room windows are orientated beyond 90° from south therefore the BRE calculations for Sunlight are not applicable. The impact on the living room windows for No 18 ER is only a 1% reduction, and would still provide for 44% APSH, therefore well within the BRE and Camden guidelines for acceptable APSH.
- The 1m setback of the extension walls from the existing parapet reduces its bulk and hence its visual impact when viewed from properties on ER and LMR.
- The Juliet balconies to the rear elevations do not project beyond the building line and therefore do not allow any overlooking of neighbouring gardens.

3.9 Impact on Conservation Area

As previously mentioned, the rear elevations of Nos. 24-32 face onto KHR, which mark the boundary of the Elsworthy Conservation Area. The proposed roof extensions will not cause harm to the strong character and appearance of the CA for the following reasons:

- The terrace is set back from KHR and is both screened and softened by gardens and trees, thereby reducing the impact of the extensions on the streetscape.
- The design is sympathetic to the host buildings, and is based on traditional forms of roof extension. It creates a cohesive addition that will not appear to be out of keeping when seen in relation to the Victorian houses opposite, many of which incorporate dormer windows to their roofs. As the Conservation Area Appraisal points out:

Purpose-built attic accommodation is widespread among all building types; dormer windows and fenestrated gables are abundant.

- By adding height to the existing terrace, the extensions help to create a better 'balance' with the much larger scale of the Victorian buildings opposite, as can be seen from the long section on drawing 1694_P03. Notwithstanding this they are still lower, with the roof of the extension at or around eaves level of the buildings opposite.
- The materials used are of high quality and commonly used for mansard type roof extensions, so will sit comfortably adjacent to the character and style of the buildings within the CA.



View of No's 24-32 Elliott Square from King Henry's Road, showing the mature trees screening the terrace

4.0 Planning Policy

The proposals have been developed with careful reference to all relevant Planning Policy and Guidance. The way in which the key policies have been addressed, are as follows:

- **Development Policy 2: Making full use of Camden's capacity for housing**

DP2 seeks to maximise the supply of additional homes in the borough through various means.

Para 2.9 states:

High development densities are one way of making the maximum use of a site, in the context of housing, this means more homes or rooms in a given area.

By adding floor space to the existing houses, the proposed extensions help to achieve this goal by increasing the density of the estate as a whole. This additional space will provide much needed accommodation for the families already living there.

- **Development Policy 22: Promoting sustainable design and construction**

DP22 seeks to promote sustainable design in all new buildings. These proposals give the opportunity to significantly reduce the energy use of the original houses.

- **Development Policy 24: Securing high quality design**

DP24 requires all development, including extensions, to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. As has been described above, these proposals are a carefully considered response to the particular character and form of the original houses. As the applicants are both architects and owners, they will ensure that the extensions will be detailed and constructed to the highest standards.

- **Development Policy 25: Conserving Camden's heritage**

Policy DP25 seeks to maintain the character of Camden's conservation areas, and will not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area. These proposals, by virtue of their quality of design and materials, will not detract from the CA they are located adjacent to.

- **Development Policy 26: Managing the impact of development on occupiers and neighbours**

- **Camden Planning Guidance: 6 Amenity**

Policy DP26 ensures that any new development will not cause harm to the amenity of occupiers or neighbours. As demonstrated, these proposals adhere to the guidance given in CPG 6 with respect to Section 6 - Daylight and sunlight and Section 7 – Overlooking, privacy and outlook.

4.0 Planning Policy (cont)

- **Camden Planning Guidance: 1 Design**

CPG 1 contains specific guidance with relation to roof extensions within Section 5, as follows:

5.7 Additional storeys and roof alterations are likely to be acceptable where (they are) architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

5.8 A roof alteration or addition is likely to be unacceptable...where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:

- 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 co-ordinated design;

Whilst there is a general presumption against roof extensions being added to undeveloped terraces, the purpose of this guidance is to maintain the harmony of the existing architecture and avoid any adverse effect on the surroundings.

We would maintain that the proposed extensions neither harm the original appearance of the building or the surroundings, and that this presumption is not applicable in this instance. Further, we would contend that the additional height improves the overall proportions of the host buildings and the balance of the streetscape more generally, given the scale of housing opposite.

- **Camden Planning Guidance: 2 Housing**

The proposals have been designed in line with the residential development standards contained in CPG2.

- **Technical consultation on upward extensions (February 2017)**

The Department for Communities and Local Government published a summary of responses to a technical consultation on upward extensions in February 2017. The Government response was as follows:

We welcome the support for the principle of upward extensions to existing premises to provide more homes in London. The responses have confirmed that there is potential to deliver more homes by increasing densities on brownfield land. It is clear that building up has a role to play in meeting the need for new homes across the country, not just in London, and the Housing White Paper proposes a package of measures to support building at higher densities and using land more efficiently for development. Our intention is therefore to take forward the policy option through the National Planning Policy Framework to support the delivery of additional homes by building up.

While not yet current policy, some weight should be given to this statement as it seems clear that a general desire to increase housing density through upward expansion will become incorporated within the NPPF in the near future, and is directly relevant to this application.



New roof extensions to 5-7 Lower Merton Rise



New roof extensions to 11-15 Lower Merton Rise

5.0 Planning History

There have been a number of recent planning applications relating to additional storeys on houses within Chalcots Estate, some of which have been approved and some of which refused. They are considered here, as the planning decisions reached have helped to inform the approach to design and planning policy interpretation of this application, and also as they are likely to be referred to by Case Officers when considering new applications.

5.1 5 & 7 Lower Merton Rise – Planning Application (2008/4919/P)

Planning was granted for an additional roof extension to two houses on Lower Merton Rise. The reasons for approval were:

- i) The additional floor is considered to be subordinate to the host building in terms of scale and form and would not result in an excessively bulky or obtrusive extension.
- ii) The proposed extension is considered to relate to the host building in terms of materials and architectural style and to form a coherent alteration to the pair of houses which is consistent with UDP Policies B1 and B3.

- Commentary in relation to this application:

Whilst the individual circumstances of this application are not directly comparable with these proposal, it can be seen that with carefully considered design and an appropriate context, roof extensions to houses in the estate are acceptable.

5.2 11-15 Lower Merton Rise – Planning Application (2012/3711/P)

Planning was granted for an additional roof extension to three houses on Lower Merton Rise. The reasons for approval were:

- i) The proposal is considered to be acceptable in this instance as it satisfies general design principles in that it reads as a set back roof extension, the proposal also accords with the emerging design guidance for the Chalcot Estate.*
- ii) The terrace is set back from the street and, as noted, is adjacent to a building which is higher by virtue of roof extension. It is not considered that the scheme would add undue bulk or read as an incongruous feature on the streetscene.*

- Commentary in relation to this application:

The existence of a taller adjacent building would appear to have been the key reason for approval, despite the fact that a much greater difference in height to has been generated to the two storey house which is also adjacent. Whilst it demonstrates that an extension to similar 3 storey houses is acceptable from a design perspective, we would argue that the architectural qualities of these extensions are far from satisfactory, as they read like a clumsy upward extension of the existing terrace rather than a subservient rooftop addition, which is why they haven't simply been copied for these proposals.



Recent roof extensions to 4-12 Elsworthy Rise (not part of Chlacots Estate)



View of approved four storey development at 143 Adelaide Road (currently under construction) from Elsworthy Rise

5.0 Planning History (cont)

5.3 83-93 Fellows Road – Planning Application (2013/2648/P)

Planning was refused for a roof extension to be added to a terrace of six houses on Fellows Road. Reasons for refusal were:

i) The proposed roof extension would, by reason of its height, bulk, mass and design, appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the host building, street scene, Chalcot Estate, and the adjacent Belsize Park Conservation Area.

ii) The absence of a Daylight/Sunlight study which demonstrates that the development would not have an adverse impact upon the residential amenity of neighbours in terms of daylight/sunlight.

- Commentary in relation to this application:

The size roof extension was excessively large due to the pre-fabricated nature of its construction. The overall height of the extensions proposed in this application is far lower and has been kept to a minimum, in order that they do not overwhelm the buildings below. The semi-mansard style further ensures they read as subservient to the original houses.

The style of the extensions bore no relationship to the architectural character of the houses and so looked incongruous. In this application, the design has been carefully considered to respond to the modelling and fenestration of the existing façades, and are therefore sympathetic to the buildings.

The daylight studies undertaken for this application demonstrate that there is no adverse effect as a result of the proposed extensions.

5.4 16-28 Lower Merton Rise – Planning Application (2014/7720/P)

Planning was refused for a roof extension to be added to a terrace of seven houses on Lower Merton Rise Road. The primary reasons for refusal was:

i) The proposed roof extension on the whole terrace, by reason of its location, height and bulk, would harm the character and appearance of the host building, surrounding blocks in the estate and the wider streetscape of the Chalcot Estate.

- Commentary in relation to this application:

The council decided that the development of this terrace in isolation would have been inappropriate and would have had a detrimental impact on the estate as a whole. In the current application, the proposals relate to an entire, visually separate terrace, and would result in a balanced composition in relation to their adjacent terraces on the estate, and so would not have an adverse affect on the skyline or surrounding street scene.

In the Delegated Report, the refusal of multiple roof extensions to 83-93 Fellows Road was cited as demonstrating that such extensions are unacceptable in principle. However, we would argue that the interpretation of planning policy should be applied on a 'case by case' basis, with each application reviewed in terms of its immediate local context and design, and that the refusal of past applications should not prejudice future ones. This view is shared by recent advice give by the Planning Department (see 6.1.2 below).

6.0 Pre Application Consultation

Burd Haward Architects and Davies Architecture have been involved in discussions over a long period of time with local residents and local authority, in order to fully understand the potential concerns and issues effecting potential upward expansion of houses within the estate. The conclusions and recommendations have helped shape the current proposals, and are summarised below:

6.1 Local Authority Consultation

6.1.1 Meeting with Camden Planning - October 2012

The directors of Davies Architects and Burd Haward Architects are also part of a voluntary organization called the Chalcots Architects Forum (CAF). CAF is made up of Chalcots Estate residents who are architects and other associated professionals, and was formed to provide advice to the residents on how best to undertake work to their houses. CAF put together an informal design guide in 2012 that is now used as a basis for alterations and extensions to houses across the estate. It was hoped that Camden Planning might refer to the guide when assessing planning applications, and to that end a meeting between representatives of CAF, Chalcots Estate Ltd and Jennifer Walsh (Planning Policy Officer) and Joanna Ecclestone (Conservation Policy Officer) of Camden Planning was organised in October 2012. In summary, their comments in relation to the issue of roof extensions were as follows:

- Supportive of CAF's desire to protect the qualities and character of the estate, and to try and standardise any potential future roof extensions to ensure consistency.
- Encouraged consultation with residents to establish their views on roof extensions and the impact they might have.
- Accepted that there was considerable variation across the estate in terms of storey heights, therefore the notion of 'unbroken roof lines' in this instance was open to interpretation.
- Undertake further studies to assess which areas/blocks might be suitable for adding a further storey, possibly developed into a masterplan for long term strategy.
- Advice regarding avoiding clutter on street facing balconies by making them non-accessible.

6.1.2 Meeting with Camden Planning - November 2015

Davies Architects, Burd Haward Architects and Gutfeld Architects approached Camden Planning collectively, in order to try and establish a common approach to the designs they were developing for several parts of the estate, and establish whether the 'principle' of roof extensions would be supported. As such, a meeting was arranged with them and Peres da Costa (Senior Planning Officer), Edward Bailey (Senior Planning Officer), of Camden Planning in November 2015. Peres da Costa's comments are attached (see appendix A), but in summary they were as follows:

- Suggested that 24-32 Elliot Square is submitted for pre-application advice as this site has not previously had any pre-application advice.
- Advised that further townscape analysis and details of how any proposed extension related to the host building/terrace, would be required for any future planning application.
- Each case would be considered on its own merits and would need to be supported by a daylight and sunlight report and a full design statement.
- If planning permission were granted it would be subject to a legal agreement requiring all the roof extensions to be completed at the same time.

6.0 Pre Application Consultation (cont)

6.2 Local Community Consultation

6.2.1 CAF Design Guide

The current Chalcot Estates Design Guide was put together in 2012 by CAF to outline what would be considered acceptable forms of alteration and extensions to houses across the estate, and included general guidance on any future roof extensions. The draft of the guide was circulated to all residents in Elliott Square, and in April 2013 it was formally agreed to adopt the guide at the Elliott Square Residents Association AGM. It was also agreed at that meeting that the majority of residents were not opposed to the principle of roof extensions being added to houses on the estate.

6.2.2 Consultation with Elliott Square Residents

- The applicants attended the Elliott Square Residents Association AGM in June 2017, and described the proposed roof extensions to Nos. 24-32, and confirmed they would be sending full details via e-mail shortly. There were no objections raised at the meeting.
- Details of the proposals were sent to all Elliott Square residents via the group e-mail system on 13.7.17 (see appendix B). Responses in support of the proposals were received from the following houses:

No 4 ES

No 11ES

No 16ES

No 39ES

No 22LMR

No comments objecting to the proposals were received.

- Individual meetings were held with Richard Davies or Buddy Haward with those residents who would be most directly effected by the proposals, in order to describe the project and receive any feedback. These included:

No 8 EWR – not opposed to the proposals, though preferred the proposed front to the rear elevation

No 10 EWR – fully supported the proposals

No 14 EWR – fully supported the proposals

No 18 ER – fully supported the proposals

No 22 ER – fully supported the proposals

6.2.3 Consultation with King Henry's Road Residents

- Details of the proposals were delivered to all of the residents in the following houses on KHR who live opposite the application site, on 15.7.17. No comments were received.

No 91 - 113 KHR

6.0 Pre Application Consultation (cont)

6.2.4 Consultation with Belsize Conservation Area Advisory Committee

Richard Davies met with Françoise Findlay of the BCAAC on 6.7.17, in order to describe the scheme and understand any potential concerns that there might be regarding the impact on the Elsworthy Road Conservation Area. Françoise was generally positive about the proposals and accepted that the set back and rear gardens meant that there was minimum impact on the conservation area.

7.0 Other Issues

7.1 Legal Agreement

The applicants are aware that a likely condition of any approval is that they will be required to enter into a legal agreement with the Council to tie the development together such that all of the proposed extensions are constructed at the same time and as part of a single construction contract, in order to ensure that individual extensions are not constructed in a piecemeal way, which would contravene planning policy CPG1.

All of the individual owners that the application relates to are also fully aware of this situation, and would be happy to proceed on that basis. Such a coordinated approach will also have the added benefit of reducing disruption to the other residents in the square, and minimising construction cost and waste.

7.2 An Unwelcome Planning Precedent?

In the Delegated Report that accompanied the refusal of planning permission for extensions to 16-28 Lower Merton Rise (see 5.4 above), the Case Officer concluded by saying that the proposal 'would create an unwelcome planning precedent for the Estate'.

Following much analysis of Chalcot Square and other sectors in the estate, it is clear that the impact of adding an extra storey (both visually and on neighbouring amenity etc), varies widely from location to location across the estate. We agree that there are instances where adding additional storeys would appear incongruous and disjointed, but conversely that there are terraces and blocks where such additions would be not cause any harm. As such, we feel that each application should be judged on a 'case by case' basis, and that for this reason approval in one instance should not set a precedent for blanket approval in all cases.



View of proposed roof extensions from King Henry's Road

8.0 Conclusion

The key conclusions of this statement are summarised below:

- The extensions will provide much needed additional accommodation for the families living that are applying for these extensions. This is in line with Policy DP2, which seeks to increase Camden's housing supply and supports increasing density as a means of achieving this.
- The roof extensions are sympathetic to the host buildings, in terms of form, detail and material and would not cause harm to their appearance. Adding height to the existing terrace improves its proportions and echoes more closely the majority of period terraces in the area.
- Due to their set back from the street and the screening effect of the gardens and trees, the visual impact of the extensions would be reduced when viewed from King Henry's Road. In any case, adding height to the existing terrace would give more 'balance' to the streetscape generally when viewed in relation to the much larger Victorian houses on KHR.
- Adding the extensions to the full terrace (both parts), would avoid the possibility of creating a piecemeal and disjointed appearance to the buildings roof line. Due to their symmetrical location between 'bookend' blocks, the increased height would be consistent with the varied roof line of the estate.
- As owner occupiers, Burd Haward Architects and Davies Architects will ensure that the extensions will be detailed and constructed to the highest quality and, we believe, will make a positive contribution to the existing streetscape.
- The proposals for roof extensions to 24-32 Elliott Square are very 'site specific' so would not necessarily be appropriate for other areas of the estate. As such, their approval would not set an 'unwelcome precedent' for potentially inappropriate development elsewhere on the estate.
 - The principal of CPG 5 is that roof extensions should be resisted where they have an adverse effect on the skyline, appearance of the host building or the surrounding street scene. We believe it has been comprehensively demonstrated that no such adverse effect would occur as a result of these proposals, and therefore hope that they will be recommended for approval.

9.0 Appendices

9.1 Camden Council - Pre-application Advice

From: Peres Da Costa, David [<mailto:David.PeresDaCosta@Camden.gov.uk>]
Sent: 17 November 2015 12:34
To: fred@guttfeldarchitecture.co.uk
Cc: Bailey, Edward; Sexton, Gavin; Bond, Catherine
Subject: Roof extensions on the Chalcot Estate

Dear Mr Guttfeld,

The conservation and design officers have discussed the principle of roof extensions on the Chalcot Estate. We have also discussed the planning history of the estate and particularly the recent refusal at 16-28 Lower Merton Rise (2014/7720/P).

The principle has been provisionally agreed on the basis that roof extensions would not be acceptable in some instances and that we should first reach a positive outcome with the steps outlined below:

- **Update the roof guidance** - This would include broad principles for roof extensions across the estate, and a consideration of where roof extensions may/may not be appropriate. This could also begin to set out expectations for how the planning process should be approached, e.g. pre-application advice before full planning permission, complete blocks of townscape rather than individual properties. It could also begin to set out expectations of what should be submitted e.g. a detailed townscape analysis to justify any potential scheme. The roof guidance should also include more details on how the roof extensions should relate to the host building / terrace, and officers would suggest that this is done for each of the specific housing types. We would be happy to look through the document as it develops.
- **Submit for formal pre-application** - I would suggest 24-32 Elliot Square is submitted for pre-app advice as this site has not previously had any pre-application advice. Alongside seeing if an appropriate scheme could be developed we envisage that the pre-application process could feed back into updating and increasing the detail of the guidance where appropriate.
- **Submit a planning application** - If positive feedback is received for the case study then submit a planning application. This could then again be used to update the guidance further – perhaps developing a portfolio of approvals to help residents in similar properties.

I would emphasize the following:

- Each case would be considered on its own merits and would need to be supported by a daylight and sunlight report and a full design statement.
- If planning permission were granted it would be subject to a legal agreement requiring all the roof extensions to be completed at the same time. The legal agreement would need to be signed by all those with an interest in the land. If any of the required parties (freeholders / leaseholders) failed to sign, the planning application would be withdrawn by the Council.

Kind regards

David

David Peres da Costa
Senior Planning Officer
Planning and regeneration
Culture and environment directorate
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9.0 Appendices

9.2 Residents Consultation Letter



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TO THE OCCUPIER

12th July 2017

Dear Neighbour

Nos. 24-32 Elliott Square - Roof Extensions

The owners of Nos. 24-32 Elliott Square want to add roof extensions to their houses collectively in order to provide some much needed additional space, and will shortly be applying to Camden to apply for planning permission. Buddy Haward (No 30) and Richard Davies (No 28) will be making the application, and before we do so we wanted to let everyone in Elliott Square and part of King Henry's Road (opposite Nos. 24-32) know what is being proposed.

The design has been carefully considered to ensure that the extensions are an appropriate response to the architectural style of the estate and sympathetic to their location opposite the larger houses in the Elsworthy conservation area. The proposals are shown on the attached drawings, with key aspects as follows:

- The extensions are to be added to all houses simultaneously so that a unified appearance is achieved and piecemeal development is avoided.
- The design is based on a traditional form of mansard roof with dormer windows, but with a more modern appearance to suit the style of the houses.
- The extensions are set back to front and rear and have been kept as low as possible in order to reduce their impact from the street and on neighbouring properties.
- The dormer windows of the extensions relate to the arrangement of the original windows below, so they integrate well with the existing facades of the buildings.
- The extensions are practical to build, easy to maintain and will significantly improve the thermal performance of the existing houses, thereby reducing their energy use.

We hope this information is helpful in understanding what is being proposed, but if you have any questions, comments or concerns regarding the above, please do not hesitate to contact either Richard or myself. Or if you would prefer, we would be happy to drop round at some point and discuss the proposals in more detail with you.

Best wishes

Buddy Haward
buddy@burdhaward.com

Richard Davies
richard@daviesarchitects.co.uk

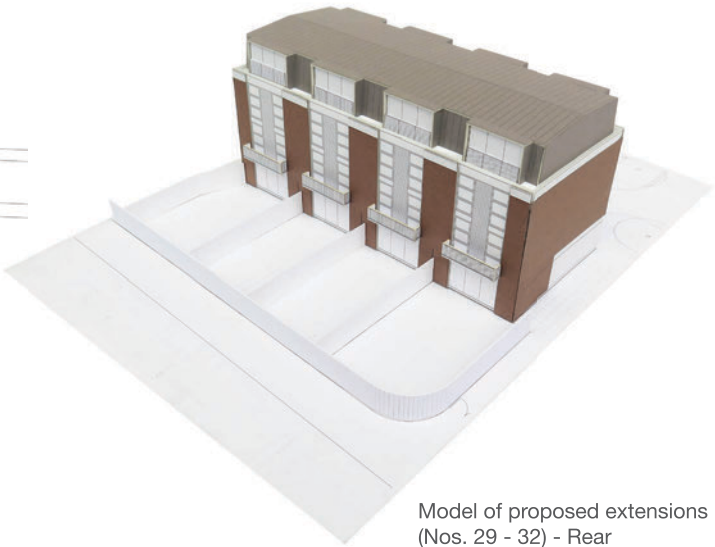
Proposed Roof Extensions - 24-32 Elliott Square



Site Plan of Elliott Square showing Nos. 24 - 32



Model of proposed extensions (Nos. 29 - 32) - Front



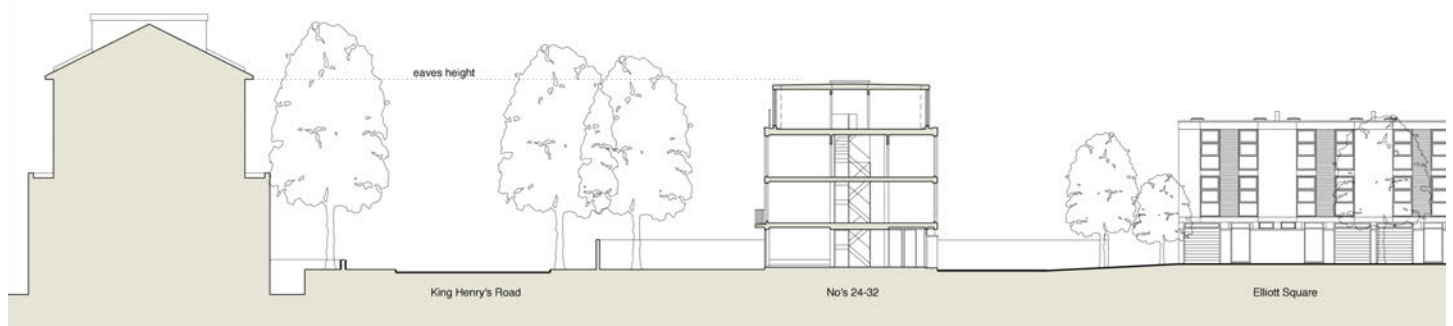
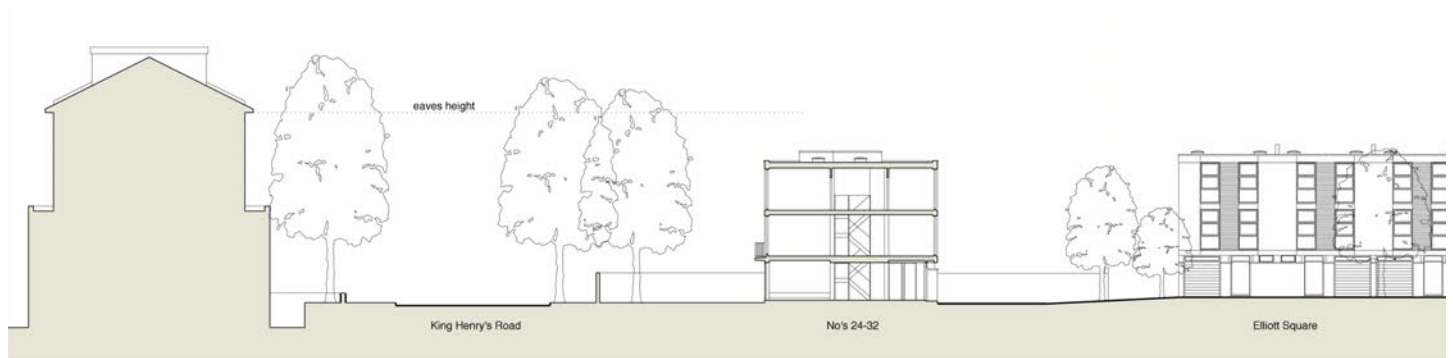
Model of proposed extensions (Nos. 29 - 32) - Rear



View of proposed roof extensions from King Henry's Road



Existing and proposed elevations from King Henry's Road



Existing and proposed long section through Elliott Square showing relationship to King Henry's Road