

Delegated Report		Analysis sheet		Expiry Date:		23/06/2017	
		N/A		Consultation Expiry Date:		25/05/2017	
Officer				Application Number(s)			
Patrick Marfleet				2017/2258/P			
Application Address				Drawing Numbers			
Flat B, 11 Edis Street London NW1 8LG				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of single storey roof extension to provide additional habitable space to upper floor maisonette.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice: 03/05/2017 - 24/05/2017 Press notice: 04/05/2017 - 25/05/2017 No responses received from neighbouring residents.					
CAAC/Local groups comments:		<p>The Primrose Hill CAAC raised the following objection:</p> <ol style="list-style-type: none"> The introduction of the substantial vertical element to the rear and the larger scale of this element is disruptive to the balance of the existing rear elevation. It would harm the lines of the rear elevation and butterfly parapet and would fail to preserve the character and appearance of the conservation area. <p><u>Officer Comment:</u></p> <ol style="list-style-type: none"> The design and conservation impact of the proposal is discussed in 					

paragraph 2.2 of this report.

Site Description

The application site is located on the north eastern side of Edis Street and relates to a three-storey plus basement mid-terrace property. The host and neighbouring properties in the terrace are characterised by decorative stucco entrances and shallow lightwells to the front with traditional valley roofs and closet wings to the rear. Whilst the host property has no existing extensions there are a number of unsympathetic single storey roof extensions to neighbouring properties in the street.

The application property and wider terrace are located within the Primrose Hill conservation area, they are not listed but are identified as making a positive contribution to the character and appearance of the area.

Relevant History

Application Site

2017/2242/P - Erection of single storey roof extension to provide additional habitable space to first floor flat (granted planning permission 03/07/2017).

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG1 (Design – paragraph 5.11)

CPG6 (Amenity)

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey mansard roof extension to an existing three storey plus basement mid-terrace property. The proposed extension would be recessed behind the existing front and rear valley parapets at the site and would provide additional habitable space for the occupants of the upper floor maisonette.

The proposed extension would have a maximum height of 2.75m and a 70 degree front a rear roof pitch. The development would be finished with natural slate roof tiles with two lead clad dormers fitted with painted timber sash windows to the front, and a conservation type rooflight and larger dormer with sliding doors to the rear.

1.2 Revisions

The current application is one of two applications submitted simultaneously by the applicant, both proposing the erection of a single storey mansard roof extension, with the only difference between the two proposals being the window arrangements to the rear.

Application ref: 2017/2242/P which was submitted alongside the current application, proposed two traditional dormer windows to the front and two flush fitting rooflights to the rear which was considered acceptable and the application was subsequently approved on 03/07/2017.

Whilst unchanged at the front the current application proposes a large dormer to the rear with floor to ceiling sliding doors which is considered to have an unacceptable impact on the character and appearance of the host property. Therefore, given that the same roof extension (excluding rear fenestration) has already been approved at the site no amendments to the plans submitted for the current application have been sought in this instance.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The size and design of the proposed roof extension matches the development that was recently approved at the site (ref: 2017/2242/P). Therefore, the focus of this report will be

on the size and design of the proposed rear fenestration.

- 2.2.2 With regard to dormer windows, paragraph 5.11(d) of Camden's supplementary design guidance document CPG1 states; In number, form, scale and pane size, the dormer and window should relate to the façade below. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below.
- 2.2.3 The size, scale and design of the dormer window and sliding doors proposed to the rear of the extension are considered to represent an incongruous and discordant addition that would be at odds with the original character of the host property and would fail to preserve the established fenestration hierarchy of the existing rear elevation.
- 2.3.4 It is acknowledged that a number of existing roof extensions to neighbouring properties in the terrace have large glazed openings to the rear, similar to the one proposed as part of the current application. However, they only serve to demonstrate the damaging impact unsympathetic additions of this kind have on the original character of a positive contributor and are not considered sufficient justification for the current design, which would cause additional harm to the special character of the adjoining terrace and wider conservation area.
- 2.3.5 Furthermore, the number of poorly designed window openings to the rear of the adjoining roof extensions in the terrace are not considered significant enough to substantially alter the overall character of the conservation area. Therefore, the addition of a similar sized opening to the host property would not be viewed by the Council as following an established pattern of development that would enhance the appearance of the conservation area.
- 2.3.6 The earliest permission for the neighbouring extensions in the terrace dates back to 1972 (12 Edis Street) whilst the most recent was granted in 2000 (10 Edis Street), decisions which significantly pre-date the Council's current design, conservation and heritage policies (D1 and D2) which the current application has been assessed against, and found contrary to.
- 2.3.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The large dormer and sliding doors to the rear of the proposed extension represent an uncharacteristic and incongruous feature that would fail to preserve or enhance the character of the surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

- 2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 2.3.2 The size, scale and location of the proposed roof extension would not have a significant impact on neighbouring amenity in terms of loss of light or outlook. Furthermore, the windows of the proposed roof extension would share the same outlook as the existing upper floor front and rear windows of the property and would not lead to increased levels of overlooking at the site.

3.0 Recommendation

3.1 Refuse Planning Permission