

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	07/09/2017
		N/A / attached		<b>Consultation Expiry Date:</b>	25/08/2017
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			2017/4014/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Upper Flat, 75 Bartholomew Road London NW5 2AH			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of single storey roof extension with front roof terrace.					
<b>Recommendation(s):</b>		Refuse planning permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on the 28/07/2017 and the consultation period expired on the 18/08/2017.</p> <p>It was advertised in the press on the 04/08/2017 and the consultation period expired on the 25/08/2017.</p> <p>No responses were received.</p>					
<b>CAAC</b>	Bartholomew Estate and Kentish Town Conservation Area Advisory Committee (CAAC) were consulted and no responses were received					

### **Site Description**

The application site relates to the upper flat of a three storey mid terrace property located on the eastern side of Bartholomew Road.

The property is not listed but it is located within the Bartholomew Estate Conservation Area and is identified in the Bartholomew Estate Conservation Area Statement (CAS) as making a positive contribution to the character and appearance of the conservation area due to its value as a group of buildings (1-107 (odd)).

### **Relevant History**

2017/0839/P - Erection of single storey, zinc clad roof extension with front roof terrace. – Granted 19/5/17.

### **Relevant policies**

National Planning Policy Framework (2012)

London Plan (2016)

Camden's Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Bartholomew Estate Area Conservation Area Statement 2000

Supplementary Guidance

CPG 1 – Design

CPG 6 – Amenity

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought to erect a roof extension with a front roof terrace.

1.2 The extension would be constructed of London stock brick with 3x adjoining sash windows to the rear and a set of double glazed doors to the front elevation. It would measure 3m wide by 7.6m deep by 1m high. It would be set back from the front facade by 0.9m and would include a flat roof.

2.0 Changes between planning permission 2017/0839/P and the current scheme:

2.1 The current proposal includes the following changes from the previously approved application of the same description ref no. 2017/0839/P. These include:

- The roof extension would extend an additional 1.3m to the rear and would be built upon the existing parapet wall resulting in the roof extension being flush with the main rear elevation of the building
- the pitched mansard roof would be changed to a flat roof, with a height of 2.3m (1.6m on top of pre-existing parapet )
- Change of material on the front roof slope from zinc cladding to London stock brick
- Increase in width of southern side parapet wall adjoining no. 73 from 0.5m to 1.3m
- Size of the front dormer window has been revised making the window height larger.
- Replacement of 2x rear dormer windows with three adjoining sash windows measuring 1.9m by 0.6m.

### 3.0 Assessment

3.3 The main considerations in relation to this proposal are:

- Design and Appearance
- Impact on the amenity of adjoining occupiers

### 4.0 Design and Appearance

4.1 Planning permission was previously granted for the 'erection of single storey, zinc clad roof extension with front roof terrace' on the 19/05/2017. In this previous application amendments were required during the course of the application as the original proposal was contrary to CPG1 due to its

design. The revised scheme resulted in a less obtrusive design and scale than what was original submitted. This approved roof extension was set back behind the existing rear parapet wall and included 2x dormer windows within its roofslope.

4.2 Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

4.3 The Bartholomew Estate Conservation Area Statement (2000) advises that the introduction of roof additions is unlikely to be acceptable due to the adverse effect on the skyline or surrounding streetscene.

4.4 CPG 1 (Design) in regards roof extensions states that 'The lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter. Original cornice, parapet and railing details should be retained and where deteriorated or lost, should be incorporated into the design of new roof extensions. Visible chimney stacks should be retained and increased in height, where necessary. Only party walls with their chimney stacks and windows should break the plane of the roof slope, and should be accommodated in a sensitive way and be hidden as far as is possible'.

4.5 The principle of the loss of the original butterfly roof and erection of a roof extension has already been established by the recently approved permission for similar works in May 2017. The proposed roof extension is set back from the front elevation and includes a front terrace which is identical to the design of the front part of the roof extension that was previously approved in May 2017 which was considered acceptable. This scheme now includes changes to the location and design of the rear elevation. This includes increase in the scale in terms of its height and length of the roof extension at the rear. The rear sloping roof that was set behind the parapet wall of the rear elevation which was granted in the planning permission in May 2017 has been replaced with a full height, full width addition which is built on top of the existing parapet wall. The extension would be flush with the rear elevation. From the rear the extension now appears as an additional full storey and not a roof extension. It is considered that the proposal would appear bulky and represent a poor quality design. Although, the increase in the scale of the rear elevation would not be visible from Bartholomew Road, this addition would be visible from the public realm along Sandall Road. This is contrary to CPG1 which states that roof extensions should not be built on top of parapet walls and advises that this feature should be maintained. Therefore the proposal is considered unacceptable.

4.6 It is noted that the roofscape of this part of the street is already impaired by later roof alterations at Nos.77 and 79 which were granted planning permission for roof extensions in 1990 and 1992 respectively. However, these examples would not set a precedent for this type of mansard design as

these mansard roofs were granted permission under a now-obsolete planning policy and predate the adoption of the Bartholomew Estate conservation area statement, CPG1 and Camden's Local Plan (2017). It is further noted that No. 73C Bartholomew Road (ref. PEX0300309) was granted planning permission with a 1m set back behind the rear parapet wall, although this does appear to have been implemented.

4.7 Notwithstanding the issues raised above, the change of materials from zinc cladding to London stock brick would be considered acceptable as the London stock brick is more in keeping with the host property and the conservation area as it matches the existing front façade.

4.8 It is considered that the proposal in terms of its design, scale and siting would appear as an incongruous addition. This proposal is therefore contrary to D1 and D2 of Camden's local plan, CPG 1 (Design) and Bartholomew Estate Conservation Area Statement and would have an unacceptable impact on the character and appearance of the host property and the character and appearance of the wider conservation area.

## 5.0 Amenity

5.1 The size and design of the front part of the roof extension remains almost identical to the previously approved scheme. The increase in the scale of the rear elevation is not considered to an adverse impact on neighbouring occupiers given the siting of No.77's roof extension and as No.73 has no mansard roof. Camden Girls School lies to the rear of the site and is located approximately 16m to the east of the application property. There would be no adverse impact in terms of overlooking or loss of privacy.

## 6.0 Recommendation

6.1 Refuse planning permission.