

Grounds for Appeal

Site Address:

4 Windmill Street
Fitzrovia
London
W1T 2HZ

Date:

September 2017

Planning Application Reference:

2017/2176/P

Contact Details:

Applicant:

Cosmichome Ltd.
c/o Pearl + Coutts

Agent:

Cooley Architects Ltd
123 Aldersgate Street
London EC1A 4JQ

Name: Ms Chloe Moore
Telephone: 020 3176 4484
Email: chloe@cooleyarchitects.com
Web: www.cooleyarchitects.com

This statement accompanies an appeal against Camden Council's decision to refuse planning consent at the above address:

- Planning application reference **2017/2176/P**

The application was registered on 17th May 2017 and decided on 6th July 2017.

Proposal description

The proposal is for the erection of a first floor extension to the rear of the property at 4 Windmill Street.

Introduction & Planning History

The planning application to which this appeal relates seeks the creation of new office space above a flat roofed, single storey section of the existing building. The proposal sits away from the street behind the main 5 storey terrace.

The reason for refusal of **2017/2176/P** was as follows:

The proposed rear extension, by reason of its location, bulk and size, would appear as an incongruous addition failing to appear subordinate in its context to the rear of the host building and other surrounding street fronting buildings and thus would be detrimental to the character and appearance of the Charlotte Street Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017

Grounds for Appeal

We do not agree with the reason given for refusal and we believe the proposal has not been considered in its total context.

The site is located to the rear of the building at No. 4 Windmill Street and forms part of a city block interior, bounded on all sides by 4 and 5 storey buildings. The block interior is almost entirely filled with 1-2 storey extensions of various forms and design, with no predominant architectural style.

The scheme was refused because of its incongruous "bulk and size", however many of the existing buildings within the block feature flat roofs across their entire footprint, a number of which are higher than the proposed extension at 4 Windmill Street. In particular, the height of the proposal is lower than the adjoining neighbour at 36 Percy Street. The apparent mass of the proposed extension is reduced further by the sloping mansard roof form.

The refusal reason suggests that the extension would be out of keeping with its context, however we feel that its appearance is appropriate both within the immediate roof scape as well as the setting of the surrounding host buildings.

The visual appearance of the existing roof scape is cluttered and features many detractors such as plant equipment and bulky skylights. The proposed extension will replace the existing flat roof which is of poor appearance, with areas of visible patched repair and featuring 2 unattractive roof lanterns.

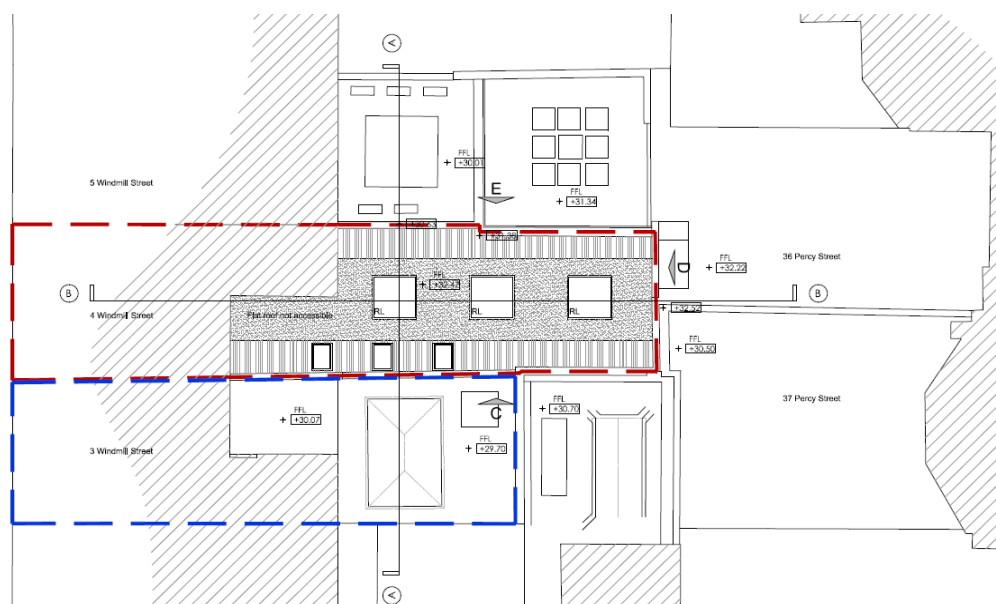


Existing roof scape viewed from the rear of 4 Windmill Street

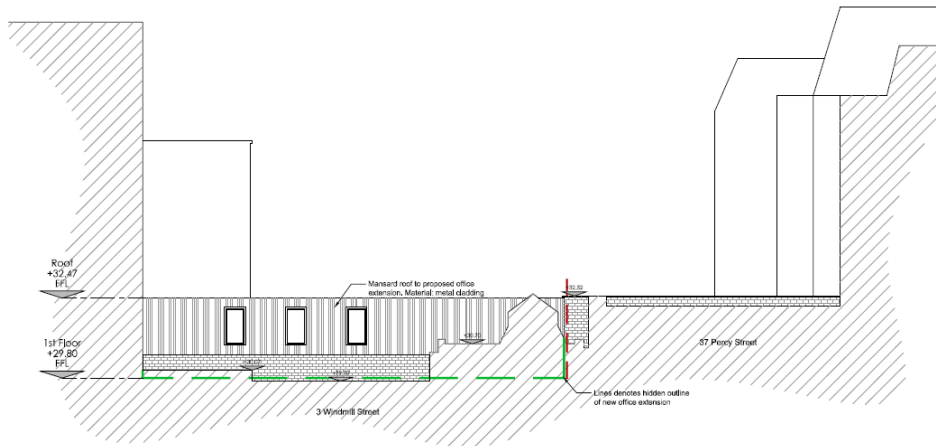
The new extension seeks to improve upon the appearance of the existing flat roof. The proposed mansard roof will be clad in dark metal, echoing traditional mansard roofs as seen elsewhere in the surrounding 5 storey terraces.

The form of the new roof is consistent across its length, with the added visual interest of 3 roof lights and several side windows. This is not dissimilar to other neighbouring forms, which feature a mix of flat and pitched roof sections and a wide variety of sky lights and lateral windows.

Overall, the proposed scheme will be an improvement on the existing flat roof and yet will not be out of keeping with the eclectic roof scape of the wider city block.



Proposed roof plan



Proposed elevation

The reason for refusal states that the proposal would be “*detrimental to the character and appearance of the Charlotte Street Conservation Area*” however, the proposed development is only visible from the rear of neighbouring buildings and as such, will have no impact on the character of the Charlotte Street Conservation Area as it is experienced by the general public. As previously discussed, the visual impact on the roof scape as viewed from the neighbouring buildings will be positive, and therefore the proposal will have a positive impact on the conservation area overall.

Proposed Alterations to the Design

Notwithstanding the above, the applicant would agree to alter the proposed extension should the Planning Inspector deem this necessary. It is suggested that in lieu of an additional independent office unit that the roof extension could form a mezzanine to the existing ground floor unit. This alteration to the proposal has been previously discussed with the case officer who indicated that it may be a more acceptable approach. As a mezzanine, it would also be viable to decrease the foot print of the extension slightly, further reducing the impact on of the development on the existing building and wider area.

Summary

The refusal notice raised issue with the bulk and size of the proposal and its relation to its surroundings. We would argue that the form and design of the proposal are appropriate to its context and that overall the appearance will enhance an already varied roof scape. The proposal is therefore in line with Camden’s Local Plan policy D1 concerning design. It was also suggested that the proposal would be detrimental to the conservation area, however the proposal has no effect on the conservation area for the general public as it cannot be seen from the street. As the scheme improves upon the appearance of the existing flat roof, it is our view that the proposal has an overall positive impact on the conservation area and is therefore in line with policy D2 concerning heritage.

We therefore submit this report in support of our case and respectfully ask the Planning Inspector to allow the appeal.