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| Delegated Report | | Analysis sheet | Expiry Date: | 15/02/18 |
| | | N/A / attached | Consultation Expiry Date: | |
| Officer | | | Application Number(s) | |
| Jaspreet Chana | | | 2017/6654/P | |
| Application Address | | | Drawing Numbers | |
| Camden Court 17 Rousden Street London NW1 0SX | | | <i>See draft decision</i> | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal | | | | |
| Erection of mansard roof to provide 2x2 bed residential units | | | | |
| Recommendation: | Refuse | | | |
| Application Type: | Full planning permission | | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | |
| Informatives: | | | | | |
| Consultations | | | | | |
| Summary of consultation: | <p>Three site notices were displayed one to the front of 17Camden Court and one to the side on Camden Road and one to the rear on St Pancras Way on the 05/01/2018 (consultation end date 26/01/2018).</p> <p>The development was also advertised in the local press on the 05/01/2018 (consultation end date 05/01/2018).</p> | | | | |
| Adjoining Occupiers: | | No. of responses | 01 | No. of objections | 01 |
| Summary of adjoining occupiers' consultation responses: | <p>An objection was received from Flat 2 Camden Court, Rousden Street. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • The building cannot support flats on its roof, it would be unsafe for current residents. • When double glazing was put in to the building the walls started to collapse and had to be reinforced. A previous attempt to build flats on the roof was thwarted for this reason. • In order to have new flats, a staircase will be needed to be built through two private flats which will be extremely disruptive. <p>The above objections are not material planning considerations and would be considered by building control. In regards to disruption a construction management plan would normally be secured by Section 106. In the absence of this, the proposals are unacceptable.</p> | | | | |

Site Description

Camden Court is an end of terrace three storey building located to the west side of Rousden Street which contains 6 residential flats and is attached to the Grade II listed Greenwood Almshouses. The surrounding area is predominantly residential consisting of three storey terrace dwellings of similar size and design. The subject site lies within the Camden Broadway Conservation Area.

Relevant History

The application site has the following planning history:

PE9800598: Full Planning Permission was refused on 01/10/1998 for the erection of a mansard roof extension to accommodate two self-contained one bedroom flats. The application was refused for 2 reasons:

- the size, bulk, location and design of the mansard structure being harmful to the character and appearance of the host building, the Camden Town (now Camden Broadway) Conservation Area and to the setting of the adjoining terrace of listed buildings;
- due to the size and location of the extension it was decided that it would result in a significant loss of daylight and sunlight to the occupiers of 118-126 Camden Road.

Relevant policies

National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

- D1 Design
- D2 Heritage
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development

Camden Planning Guidance:

- CPG 1 – Design
 - Design excellence: sections 2.6 – 2.8, page 10
 - Context & Design: section 2.9 – 2.12, pages 11 – 12
 - Heritage Chapter 3, pages 15 - 27
 - Scale: section 4.8, page 32
 - Roofs, terraces: Section 5, pages 39 - 48
- CPG 6 – Amenity
 - Daylight: section 6.6 page 32
 - Sunlight: section 6.16 page 34 - 35
 - Overlooking and privacy: section 7.4, page 37
 - Outlook: section 7.8 page 38

Camden Broadway Conservation Area Appraisal and Management Strategy

Assessment

1. Proposal

1.1. Planning permission is sought for the erection of a mansard roof over the existing building which would be set in from both side boundaries and would provide 2x2 bed residential units.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact of the proposal on the character and appearance of the street scene and Conservation Area and the setting of listed buildings;
- Standard of accommodation: Internal space standards and amenity;
- Affordable housing;
- Impact upon neighbouring amenities
- Transportation and parking

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; is sustainable in design and construction; integrates well into surrounding townscape and open spaces; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within a conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy D2 similarly requires all developments to preserve the character of listed buildings within the Borough, including by resisting development that would cause harm to significance of a listed building through an effect on its setting.

Impact to the character of host building and Camden Broadway Conservation Area

- 3.2. The Camden Broadway Conservation Area Appraisal and Management Plan (AMP) states that inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block; are overly prominent in the street; or contain prominent roof level would not be considered acceptable.
- 3.3. The proposed mansard roof would be set in off the side boundaries but would cover the majority of the roof of Camden Court. It would be over 15m wide, 8.3m in depth and between 2.6m - 3m in height to its highest point. Although the roof extension would be set in off the side boundaries, given its width, depth and height, it would still appear as a large and bulky addition over the host building.
- 3.4. The host property lies to the west side of Rousden Street and it is noted that none of the buildings within this side of the street have a mansard roof. A uniform parapet is shared across these buildings and while the host building is of little merit architecturally in its own right, it is considered that the buildings parapet and level roof relates well to its adjacent structures which serves the appearance of this group of buildings well. It is considered that the introduction of a mansard roof here would not only significantly detract from the appearance of the building itself but it would unacceptably harm the appearance of the terrace of which it relates to.
- 3.5. Additionally CPG1 (Design) contains guidance on mansard roof extensions from paragraph 5.14 (page 36). Paragraph 5.15 states that mansard roofs should not exceed 2.3m in height and the proposal would have an internal height of 2.6m. This would be unacceptable as it would lead to an excessive height to the structure. The guidance also prefers pitches (with a slope of 60-70 degrees) to the walls of mansards. It is therefore considered that it would materially harm the character and appearance of the host building and the street scene.
- 3.6. Furthermore, the proposed mansard roof would be visually prominent from Rousden Street and Camden Road. This would further compound the impact on visual amenity as the structure and its harm to the adjacent buildings in the terrace would be subjected to wider views from within the Conservation Area.
- 3.7. Lastly, the proposed mansard would detract from the special interest and setting of the adjacent grade II listed buildings at 15 Greenwood Almshouses (1-6). These buildings have maintained their original butterfly roofs and share a uniform parapet with the host property. The proposal would therefore not be considered in principle and would neither preserve nor enhance the Camden Broadway Conservation Area and would be contrary to policies D1 (Design) and D2 (Heritage) of Camden Council's Local Plan 2017 and CPG1 (Design).

4. Standard of accommodation: Internal space standards and amenity

- 4.1. The two new units propose two bedrooms for three people which would require a total of 61 square metres according to the internal space standards. Under the proposals there would be 47.5m² for flat 1 and 47.6m² for flat 2. The units would have dual aspect rooms (north and south facing) with each of the habitable rooms benefitting from at least one window. Amenity space would be provided by way of a communal garden area to the rear. Overall, the units, due to their space standards would not be in accordance with the requirements of the London Plan and therefore would not provide an adequate standard of living accommodation for future occupiers.
- 4.2.
- 4.3. Normally we would seek an affordable housing contribution from a scheme that involves one or more additional homes such as this application, but will not seek a contribution from schemes that simply extend or replace an existing home or fall short of 100sqm residential floor space. In this case the two new units would be added to the building by adding an additional floor to the existing building and the combined area of both units falls short of the 100sqm floor space therefore a housing contribution would not be required.

5. Impact upon neighbouring amenities

- 5.1. Residential flats occupy the upper floors of the adjacent buildings to the west on 118-126 Camden Road, the properties are between 1.4m-9m away from Camden Court's side and rear elevation. These units have second and third floor rear facing windows that would be adversely impacted by the additional floor added to the host building. Due to the roof extensions size, location and relationship to the windows it is considered that the occupiers of the above units would have their living conditions materially harmed by

way of loss of outlook, daylight and sunlight. It has not been demonstrated by a sunlight and daylight study from the applicants that no impacts would be had on the amenities of these neighbours, therefore resulting in the assessment of the proposal to have detrimental harm on the neighbours' amenities.

6. Transportation and parking

6.1. The site lies within the Kentish Town Centre and has an excellent PTAL level of 6B, as such the approved development must be car-free and this would need to be secured by a section 106 agreement so as to accord with Policies T1 and T2. No cycle provision has been provided or shown on the plans, 1 space per unit would be required on site and would need to be provided in order to meet the London Plan Standards. As car-free housing has not been secured by a S106 agreement this would be contrary to Policies T1 and T2.

7. CIL

7.1. If permission was to be granted the new units would be liable for Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace proposes new self-contained residential accommodation. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability.

8. Conclusion

8.1. It is considered that a mansard roof would be unacceptable in this location in principle due to the substantial amount of harm caused to the character and appearance of the host building, the Conservation Area and the adjacent group of Grade II listed buildings.

8.2. Furthermore, the proposal would be likely to lead to significant residential amenity issues to the nearby residential flats at 118-126 Camden Road. The proposal also would not provide acceptable internal space standards within the new units which would be contrary to the London Local Plan.

Recommendation: Refuse planning permission