

EDWARD WILLIAMS

1 SPENCER RISE NW5 1AR

PLANNING, DESIGN, ACCESS AND SIGNIFICANCE APPRAISAL

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1.0 INTRODUCTION

1. This is a Planning, Design, Access and Significance Appraisal in respect of proposal to create a traditional mansard roof extension, behind the front parapet, with two front dormers at No. 1 Spencer Rise.



2. A pre-application site meeting took place on 1 September 2017 with Ms Laura Hazelton when the initial plans were discussed (ref. **2017/4115/PRE**). The pre-app response helpfully agreed a traditional mansard roof extension set behind the front parapet, with two front dormers which respect the window hierarchy of the floors below is likely to be acceptable in principle.
3. The application is accompanied by the following plans:
 - A1/1SR/0300/Rev A Site location plan;
 - A1/1SR/0301/Rev A Existing site plan;
 - A1/1SR/0200/Rev A Existing ground floor plan;
 - A1/1SR/0201/Rev A Existing first floor plan;
 - A1/1SR/0202/Rev A Existing roof plan;
 - A1/1SR/0203/Rev A Existing front elevation;
 - A1/1SR/0204/Rev A Existing rear elevation;
 - A1/1SR/0205/Rev A Existing section A;
 - A1/1SR/0206/Rev A Existing section B;
 - A1/1SR/0207/Rev A Existing section C,D;
 - A1/1SR/1001/Rev D Proposed ground floor plan;
 - A/1SR/1002/ Rev A Proposed first floor plan;
 - A/1SR/1003/Rev E Proposed Second Floor Plan;
 - A/1SR/1004/ Rev E Proposed Roof Plan;
 - A1/1SR/1010/Rev A Proposed site plan;
 - A1/1SR/1020/Rev F Proposed Section A;
 - A1/1SR/1021/Rev E Proposed Section B;
 - A1/1SR/1022/Rev E Proposed section C,D;
 - A1/1SR/1030/Rev C Proposed front elevation; and

- A/1SR/1031/ Rev E Proposed rear elevation.

2.0 THE SITE

4. No. 1 is at the west end of a short terrace of three 2-storey houses with a butterfly roof behind a strong parapet.



5. It is within the Dartmouth Park Conservation Area.
6. Spencer Rise was developed in the 1870s with simple terraces containing smaller artisan dwellings. It was developed by several builders in a range of styles. The roofline is irregular, with pitched, mansard and butterfly roofs all used. All houses are built of stock brick with a range of decorative plaster details. Some have basements and semi-basements.
7. The terrace of three is sandwiched between 3-storey pitched roof (to the west) and butterfly/flat roofed (to the east) terraces that step down a noticeable slope to the west.
8. The pitched roof houses to the west (nos 1a, b and c) were developed later than most houses in the road.



3.0 PLANNING HISTORY

9. The site has no relevant planning history.

4.0 PLANNING POLICY

10. The relevant operational policies are in:
 - Dartmouth Park Conservation Area Appraisal and Management Statement (2009);
 - The National Planning Policy Framework (2012);
 - CPG1 Design (September 2013); and
 - Camden's Local Plan (2017).

Dartmouth Park Conservation Area Appraisal and Management Statement

11. No. 1 is within Sub Area 3 Dartmouth East of the Conservation Area which was designated in 1992. It is identified as making a positive contribution to the character and appearance of the Conservation Area.
12. **Para 7.61** states that Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street.
13. The guidance on roof extensions and alterations says, proposals for additional storeys will generally be resisted however, exceptions to this may be made on the south side of Spencer Rise where the majority of the buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group.
14. In this instance, the proposal will create a better transition infilling a gap reuniting with the 3-storey pitched roof houses to the west.
15. Our assessment is that the house makes a positive contribution to the appearance of the Conservation Area and is outside the setting of the listed buildings. Accordingly there is no presumption against alteration that does not harm the character of the Conservation Area.

The NPPF

16. This expresses current national policy on the impact of development on heritage assets. **NPPF para 17 bullet 10** identifies the relevant core planning principle: *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*
17. **NPPF Glossary** explains what heritage assets are: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning*

decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The Conservation Area is the only relevant designated asset. The site is not within the setting of any listed buildings.

18. **NPPF para 128** sets out the duty of an applicant: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...*
19. **NPPF para 132** says *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.*
20. **NPPF para 134** says: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*
21. The influential 2008 English Heritage Report **Conservation Principles, Policies and Guidance** set out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and concludes they can be grouped into four categories:
 - *Evidential value: the potential of a place to yield evidence about past human activity;*
 - *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative;*
 - *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and*
 - *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*
22. The proposal does not engage any of the above as issues. It has been sensitively designed following pre-app advice to have no impact on the evidential, historical, aesthetic or communal value of the property.

Camden's CPG 1 Design

23. The following advice is relevant:
24. **Para 5.7** says additional storeys and roof alterations are likely to be acceptable where:

- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
 - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; and*
 - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*
25. **Para 5.8** states a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:
- *There is an unbroken run of valley roofs;*
 - *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 coordinated design;*
 - *Buildings or terraces which already have an additional storey or mansard;*
 - *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
 - *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
 - *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
 - *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
 - *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form; and*
 - *Where the scale and proportions of the building would be overwhelmed by additional extension.*
26. **Para 5.9** advises materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.
27. **Para 5.14** recognises mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape.
28. **Para 5.19** highlights on buildings with a ‘valley’ or ‘butterfly’ roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained. The new roof should start from behind the parapet at

existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservation style roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

29. No 1 is sandwiched between the 3-storey houses on either side and gives a gap-toothed appearance to the terrace. There are many mansard roofs in the townscape of the road. The proposal retains the parapet of the butterfly roof and (as the sketch-up model shows) will be inconspicuous in street views seen against the party wall with No 1c.

Camden Local Plan

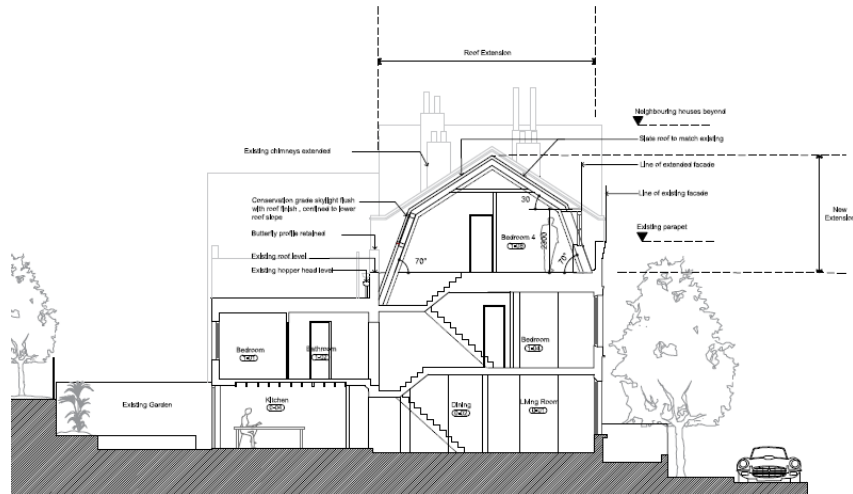
30. **Policy G1 (Delivery and location of growth)** outlines the Council will support development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.
31. **Policy D1 (Design)** says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.
32. **Policy D2 (Heritage)** requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.

5.0 THE PROPOSAL

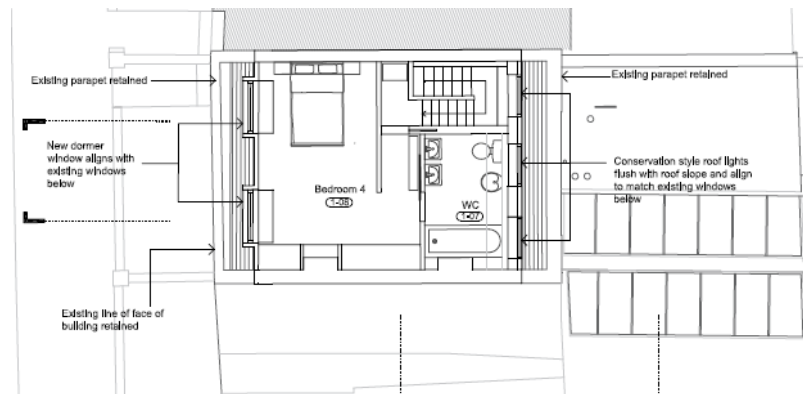
33. The application seeks consent to create a traditional mansard roof extension, set back from the front parapet, with two front dormers consistent with the design advice and policies above.
34. The roof will be slate to match the adjacent house with conservation grade skylights fitted flush within the roof finish. Its ridge aligns with the adjacent ridge.



35. The proposed roof starts from behind the existing parapet forming a continuous slope of up to a maximum of 70°.



36. This will accommodate a double en suite bedroom (bedroom 4). The additional bedroom exceeds the 11.5sqm standard. It has a minimum floor to ceiling height of 2.3m for at least 75% of the Gross Internal Area of the room.



6.0 HERITAGE IMPACT

37. The relevant heritage asset is The Dartmouth Park Conservation Area. There are no listed buildings within Spencer Rise or the immediate area.
38. This area has an eclectic mix of periods of development and subsequent extensions which gives it its character. The street is far from one unified design, as the CAS identifies. By setting back the roof extension, the development preserves the “1/3/5 Spencer Rise” ensemble

design and, as the will be hard to see from the street. Use of lead/slate finishes pushes it back and detaches it visually from the white painted main facade below.



View looking West



View looking North-East

39. The roof extension has been sympathetically designed by retaining the existing parapet and nestles within the existing setting of the 3-storey buildings to the immediate west.
40. The proposal will not have a harmful impact on the character and appearance of the Conservation Area.

41. Following the case law in South Lakeland, the statutory test requires the proposal not to harm the character or appearance of the Conservation Area. The proposal satisfies this test.

7.0 ACCESS

42. The site has a very high PTAL score of 5. Tufnell Park tube station (Northern Line) is a 5-minutes' walk about 370m to the east. There are several bus stops within 500m including routes C11, C2, 214, 4, 134 and 390. Gospel Oak surface line is 862m from the site.

8.0 CONCLUSION

43. The Council is respectfully invited to permit the application.