

Delegated Report		Analysis sheet	Expiry Date:	26/09/2017
		N/A	Consultation Expiry Date:	31/08/2017
Officer			Application Number(s)	
Tessa Craig			2017/4219/P	
Application Address			Drawing Numbers	
1 Inkerman Road London NW5 3BS			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of mansard roof with two front dormer windows.				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed 09/08/2017-30/08/2017 and a press notice was published on 10/08/2017.</p> <p>Responses were received from: <i>In support:</i></p> <ul style="list-style-type: none"> • 2 Inkerman Road. • 3 Inkerman Road; • 4 Inkerman Road; • 5 Inkerman Road; • 9 Inkerman Road; • 31 Inkerman Road. <p><i>Objections:</i></p> <ul style="list-style-type: none"> • 22 Alma Street; • 12 Inkerman Road; • 55 Willes Road. <p>The objections relate to:</p> <ul style="list-style-type: none"> • Impact on roofline; • Visibility of rear elevation; • Precedence; • Impact on character of the area; • Design; • Privacy; • Impact on conservation area. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/A					

Site Description

The subject site is located on the east side of Inkerman Road and is at the end of a group of three storey terraced brick properties. The building is a three storey brick property with a blank flank wall facing south and a part width two storey rear extension and a single storey closet wing. The subject building and the five properties to the east of the subject site that are a part of the same terrace have butterfly roofs, all with unimpaired rooflines. Number 1 Inkerman Road is setback slightly behind the front building line of the others in the group.

The building is not listed but is within the Inkerman Conservation Area and makes a positive contribution to the area as stated in the Inkerman Conservation Area Statement 2003.

Relevant History

None.

Relevant policies

NPPF 2012

Paragraphs 14, 17, 29-30, 39, 49, 51, 56-66, 93-99 and 126-141 are most relevant.

The London Plan 2016

Policies 3.3, 3.5, 6.3, 6.9, 6.10, 7.4, 7.6 and 7.8

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011

CPG1 – Design (Chapter 5)

Inkerman Conservation Area Statement 2003

(pages 18,19, 21, 24, 26, 29)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a mansard roof extension with two front dormer windows. The extension is to be 6.9m from the front dormer window to the rear elevation, 4.8m wide and 2m high above the valley of the butterfly roof and 0.8m above the front parapet. The extension is to include two front dormer windows (sash) and two casement windows at the rear. The extension is to be lead and the window frames are to be timber. The existing parapet wall at the end of the property shall be built up in brick to match.

2. Assessment

- 2.1. The main considerations in relation to the proposal are design and impact on the Inkerman Conservation area and the impact of neighbours' amenity. These points are addressed below.

Design and Conservation Area

- 2.2. Paragraph 5.7 of CPG1 Design states that "Additional storeys and roof alterations are likely to be acceptable where:

a) 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;

b) Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

c) 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."

- 2.3. The Council considers that in relation to criterion: a) there is not an established form of roof addition and the erection of a mansard roof extension would serve to disrupt rather than re-unite the building group; b) the integrity of the roof form derived from the distinctive valley roof would be lost; and c) there are currently no other visible additions or alterations and further development would certainly cause additional harm.

- 2.4. The subject property and the others in the same terrace currently form a group with an unspoiled roof line, maintaining their original butterfly valley roof slopes. Any addition to any of the properties in the group (1-5 Inkerman Road) would disrupt the terrace and cause loss to the uniformity and pattern at roof level. The mansard roof extension would result in the loss of the butterfly roof, a distinctive feature characteristic of the properties in the street and the Inkerman conservation area. The extension would indeed be highly visible from Inkerman Road and Alma Street and Willies Road properties would have clear views of the rear elevation (whilst private views the rear elevations are still part of the character of the conservation area). The extension would harm the uniformity of the terrace, lose the butterfly valley feature and be highly visible.

- 2.5. The Inkerman Conservation Area statement identifies inappropriate bulk, massing and/or height and alteration and addition to roofs and parapet walls as issues effecting the conservation area. The statement specifically identifies roof additions which fundamentally change the roof form as uncharacteristic of the conservation area. It advises roof additions would likely have adverse effect on the skyline and surrounding streetscene.

- 2.6. It is considered that the mansard roof extension would indeed fundamentally change the roof form, effect the skyline and the streetscene. The extension would be out of place, uncharacteristic of the area, result in loss of unity to the terrace the building is a part of, be highly visible and indeed harmful to the host building, streetscene and conservation area.

2.7. Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal would harm the character and appearance of the conservation area and this heritage asset.

2.8. In terms of detailed design, the design of the mansard roof would be compliant with the Council's guidance as it would be of a 70-degree angle and have a lead roof. The fenestration would appear to replicate the existing style of window and are considered acceptable.

Amenity

2.9. The proposed mansard roof, on account of its size and location, would not cause any reduced daylight and sunlight or outlook to the surrounding dwellings. It is not considered the extension would result in loss of privacy given no direct overlooking into neighbouring windows would occur and that there is already windows in both the front and rear elevations which would afford similar views.

3. Recommendation

3.1. Refuse planning permission.