

Delegated Report		Analysis sheet	Expiry Date:	19/03/2018
		N/A	Consultation Expiry Date:	15/02/2018
Officer		Application Number(s)		
Emily Whittredge		2017/6807/P		
Application Address		Drawing Numbers		
37 Alma Street London NW5 3DH		Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of single storey rear extensions at ground floor level and roof extension to the main roof to create additional storey.				
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	18	No. of objections	04
			No. electronic	18		
Summary of consultation responses:	<p>A site notice was displayed 24/01/2018 – 14/02/2018, and a press notice was published on 25/01/2018.</p> <p>Responses were received from:</p> <p><i>In support:</i> 28 Willes Road, 1, 2, 3, 4 and 9, 31, Inkerman Road, 13, 14, 33, 38 and 39 Alma Street, 14 Raglan Street, 34 Raglan Street</p> <ul style="list-style-type: none"> • Sensitively designed • Sympathetic to the design of houses in the area • Enhances the street scene • Allowing extensions would keep families in the area • Provides social and economic benefits • Doesn't detract from architectural or historical qualities of the area • Parapets would be unaltered <p><i>Objections:</i> 4, 6, Raglan Street, 36 Alma Street, 55 Willes Road</p> <ul style="list-style-type: none"> • Overdevelopment • Out of keeping with the adjoining homes • Will destroy unity of roofline • Sets a dangerous precedent • The terrace roofline is unimpaired • Harm by reason of design, bulk and height • Roof extension would be visible from surrounding houses • Detrimental to character and appearance of the host building, terrace and conservation area, contrary to policies D1 and D2 • There have been consistent refusals for this type of development in the area • Height of extension will cause overshadowing and loss of sunlight <p><i>Officer response:</i> <i>Issues of design, impact on the conservation area, and amenity are discussed in section 2 of the report below.</i></p> <p><i>The single storey infill extension was previously approved under application ref. 2016/6267/P.</i></p>					

**CAAC/Local groups
comments:**

N/A

Site Description

The subject property is a two storey mid-terraced dwelling on the north side of Alma Street, with a two storey closet wing and single storey conservatory infill. There are a few example of roof extensions on both sides of the street, but largely the roofscape remains unaltered.

The building is not listed, but is within the Inkerman Conservation Area and is defined within the conservation area statement as being a positive contributor.

Relevant History

2016/6267/P - External alterations and extensions to include enlargement of closet wing and side/rear infill extension at ground floor level and installation of dormer window to rear of main roof slope to single-family dwelling house (class C3). – **Granted 11 January 2017**

The dormer was granted due to its small size and on the basis that the architectural integrity of the butterfly roof would remain intact.

8802472 – Erection of two storey extension and conservatory to the rear – **Granted 16/11/1988**

49 Alma Street

2008/5850/P - Appeal dismissed 07/09/2009 for mansard extension and front roof terrace.

The roof extensions at nos. 47 and 51 Alma Street were permitted before the Conservation Area was designated.

Relevant policies

National Planning Policy Framework 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 9,10, 20, 21, 28, 29)

Assessment

1. Proposal

- 1.1. The application seeks permission for the erection of a roof extension and a single storey rear infill extension at ground floor level. The roof extension would be set 1.3m behind the front parapet and would be 1.7m taller than the existing parapet line in height. The roof form would appear as an offset mansard, with the rear roof slope more steeply inclined than the front. The roof would feature 3 flat roof lights, and single, wide, window openings to the front and rear, with a single door to the front to access a new 1.3m by 4.7m roof terrace. The party walls and chimneystack would be raised to facilitate the roof extension.
- 1.2. The rear infill extension would project 1.7m further along the shared boundary with no. 36 than the existing conservatory, and would measure 2.7m high.

2. Assessment

2.1. The main considerations in relation to the proposal are:

- Design and impact on the Inkerman Conservation Area
- Impact on amenity of neighbours

Design and Conservation Area

Roof extension

- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments to improve the appearance and character of the area. The Council will support design that takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development that integrates into its surroundings.
- 2.3. Local Plan Policy D1 (Design) states that the Council will require that development respects local context and character, preserves or enhances the historic environment in accordance with Policy D2 (below), comprises details and materials that are of high quality and complement the local character. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Local Plan Policy D2 (Heritage) states that the Council will require development to preserve and, where appropriate, enhance conservation areas.
- 2.4. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 obliges local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. The NPPF places a presumption against the grant of permission for development that would cause harm.
- 2.5. 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.

- 2.6. The Council considers that in relation to criterion: a) while there are three examples of roof extensions within the same terrace as the application site, and two examples in the terrace opposite, there is not an established form of roof addition and the erection of the proposed roof extension would serve to disrupt rather than reunite the building group; b) the integrity of the roof form derived from the distinctive valley roof would be lost; and c) the other visible additions do not create an established pattern, and further development of a new form would cause additional harm.
- 2.7. The subject property and the others in the same terrace currently form a long run of consecutive unspoiled rooflines, maintaining their original butterfly valley roof slopes. Any further addition to the roofline of the properties on the north side of Alma Street would disrupt the terrace and cause loss to the uniformity, cohesiveness and rhythm at roof level.
- 2.8. The roof extension would result in the loss of the butterfly roof, a distinctive feature characteristic of the properties in Alma Street and the Inkerman conservation area. The extension would be visible in public and private views from Alma Street, and in private views from the properties in Raglan Street, which still form part of the character of the conservation area).
- 2.9. The additional height of the raised party walls and chimney stack would cause additional harm to the uniformity of the terrace, while the unusual roof form and its horizontal window openings would harm the conservation area's character and appearance. The 3 flat rooflights would be visible in long views, and would cause a cluttered appearance to the roof form by virtue of their projecting upstands. The front and rear windows would be in non-traditional proportions that would not relate to the window openings below.
- 2.10. The Inkerman Conservation Area statement identifies inappropriate bulk, massing and/or height and alterations and additions to roofs and parapet walls as issues affecting the conservation area. The statement specifically identifies roof additions which fundamentally change the roof form as uncharacteristic of the conservation area. It advises that roof additions would likely have an adverse effect on the skyline and surrounding streetscene.
- 2.11. The proposed roof terrace has a finished floor level 0.9m below the parapet and therefore could require the addition of railings to the front for building regulations compliance, which would cause harm to the front elevation of the property.

Rear extension

- 2.12. The proposed infill extension is identical to the extension approved on 11/01/2017 under application ref. 2016/6267/P. The permission is extant and therefore granting the same development will have no material impact. The development plan has changed through adoption of the Camden Local Plan 2017, but there is no material change to the design policies and guidance in respect of this proposal. The development was originally found to have an acceptable impact on the conservation area.

Commented [LJ1]: I would include a line on the development plan changing but there is not material change to the design polices and guidance in respect of this proposal.

Amenity

- 2.13. The proposed roof extension, on account of its size and location, would not cause a reduction in daylight, sunlight and outlook to the surrounding dwellings. The extension would not result in a material loss of privacy given that it would not allow direct overlooking of adjoining gardens or windows, and would provide similar views as that from existing windows to the front and rear.
- 2.14. The proposed front roof terrace would be accessed through a bedroom and would be 1.3m wide, and is therefore unlikely to result in noise or disturbance to neighbours. The high

parapet would prevent significant overlooking of windows opposite.

2.15. The rear infill extension, previously approved, was originally considered not to cause an undue loss of light or outlook to neighbouring occupiers. No objection is raised to this part of the proposal.

3. Recommendation

3.1. Refuse planning permission