

Delegated Report		Analysis sheet		Expiry Date:	31/05/2018
		N/A		Consultation Expiry Date:	03/05/2018
Officer			Application Number(s)		
Ben Farrant			2018/0796/P		
Application Address			Drawing Numbers		
Flat 3, 14 Elsworthy Road London NW3 3DJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of additional floor at third floor level, with roof terrace and associated balustrade					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refuse Permission					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed between 12/04/2018 and 03/05/2018; a press notice was displayed in the Ham & High between 12/04/2018 and 03/05/2018.</p> <p>Two objections were received from neighbouring occupiers, summarised as below.</p> <p><u>9 Elsworthy Road</u></p> <ul style="list-style-type: none"> • Reinforces comments made by the CAAC • Concerns regarding reflection from the material finish and light pollution • Addition will be visible most of the year • The project does not fit with the conservation area <p><u>13 Elsworthy Road</u></p> <ul style="list-style-type: none"> • Reinforces objections by the Elsworthy Residents Association • Out of context with surrounding area • Addition will be visible most of the year • Reflective material would direct light towards neighbouring properties <p><u>Officer Response:</u></p> <ul style="list-style-type: none"> • <i>The material finish has since been amended to hanging slate tiles to overcome the reflection of the material finish</i> • <i>The visibility of the addition is discussed in the report below</i> • <i>The impact on the conservation area is discussed in the report below</i> 					
Elsworthy Conservation Area Advisory Committee (CAAC)	<p>An objection was received from the Elsworthy CAAC:</p> <p>“The design and access statement tries to imply that 2-20 are not a cohesive group. This is unfair because the removal of gables and unsightly roof extensions were introduced prior to conservation area designation. More recently there has been a concerted effort to return to the original design of these pairs of villas. This is exemplified by the newly built house at no. 8 and nos 18 and 20 at present under construction.</p> <p>3.2 of the statement says the visibility of the rear facade from King Henry's Road will be masked by the trees without mentioning the winter months when they are not in leaf. The suggestion that the front elevation will be camouflaged by two trees (omitting again the winter months) is an admittance that otherwise it would be considered visually unacceptable. All the photo evidence shows the trees in full leaf to prove their point.</p> <p>Aerial views to show the variety of roofscapes are not an argument to introduce yet another, more radical, treatment. I am not familiar with mirrored glass but the conclusion of the statement at 7 suggests that the</p>					

	<p>houses on the south side of Elsworthy Road might suffer adversely from the reflection and also extensive light pollution at night time.</p> <p>The introduction of this new roof level should be refused. It neither enhances nor preserves the Elsworthy Conservation Area.”</p> <p><u>Officer Response:</u> <i>Noted and addressed within the report</i></p>
<p>Elsworthy Residents Association</p>	<p>An objection was received from the Elsworthy Residents Association. The Chairman of the RA is also a Member of the CAAC:</p> <p>“The design and access statement tries to imply that 2-20 are not a cohesive group. This is unfair because the removal of gables and unsightly roof extensions were introduced prior to conservation area designation. More recently there has been a concerted effort to return to the original design of these pairs of villas. This is exemplified by the newly built house at no. 8 and nos 18 and 20 at present under construction.</p> <p>3.2 of the statement says the visibility of the rear facade from King Henry's Road will be masked by the trees without mentioning the winter months when they are not in leaf. The suggestion that the front elevation will be camouflaged by two trees (omitting again the winter months) is an admittance that otherwise it would be considered visually unacceptable. All the photo evidence shows the trees in full leaf to prove their point.</p> <p>Aerial views to show the variety of roof scapes are not an argument to introduce yet another, more radical, treatment. I am not familiar with mirrored glass but the conclusion of the statement at 7 suggests that the houses on the south side of Elsworthy Road might suffer adversely from the reflection and also extensive light pollution at night time.</p> <p>The introduction of this new roof level should be refused. It neither enhances nor preserves the Elsworthy Conservation Area.”</p> <p><u>Officer Response:</u> <i>Noted and addressed within the report</i></p>

Site Description

The site comprises a third floor flat within a three-storey (including a storey at lower ground level) building located on the northern side of Elsworthy Road. The building is located within Elsworthy Road Conservation Area and is described as a building that makes a positive contribution to the conservation area; it is not a listed building.

Paragraph 6.23 of the Elsworthy Road Conservation Area Appraisal and Management Strategy reads:

“Built in the 1880s the eastern end of Elsworthy Road has a greater variety of styles of architecture. The block formed by Nos 2-20 (even) differs from the rest of the area as they have their ground floors at street level. They are semi-detached with a set-back link at ground floor between the pairs of houses. Built on slightly wider plots, they are double-fronted and originally had half-timbering at first-floor level with peaked dormer windows and flat gable topped bays. Some properties retain carved timber figures on the window frames. Unfortunately many original features have been lost, and the group has been spoilt by over dominant roof extensions that break the rhythm of the roofline, most notably at Nos 18 & 20 which is visibly positioned on the eastern corner of Elsworthy Rise. The original eaves line of this pair of semi-detached houses has been lost and the top floor walls are a continuation of the lower walls which, with the flat roof result in a box-like appearance” (p.20).

It is to be noted that planning permission has been granted for the demolition and rebuild of nos. 18-20 Elsworthy Road (please refer to planning history section below), with works complete. The approved design features a roof design that is similar to that of the existing buildings along the terrace and is considered to reunite the roofscape at second floor level.

Relevant History

14 Elsworthy Road

None directly applicable

18-20 Elsworthy Road

2014/5413/P - Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping – **Granted Subject to S106 30/03/2015**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

The Camden Local Plan 2017

A1 - Managing the impact of development

A4 – Noise and vibration

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 – Design: Section 5 - Roofs, terraces and balconies (updated 2018)

CPG6 - Amenity (2011, updated 2018)

Elsworthy Road Conservation Area Appraisal and Management Strategy 2009

Assessment

Proposal

Proposed is the erection of a single storey to the roof of the property. It would be set back 4.5m from the front elevation of the host building, with a width of 6.3m to the front, and 8.2m to the rear, finishing on the boundary with the semi-detached adjoining property. The addition would have a flat roof at a height of 2.3m above the existing roof ridge. Fenestrations would only be installed to the rear of the extension, where a roof terrace with 1.2m high glazed balustrade is proposed. The material finish has been amended since the original submission from a mirrored glass finish, to natural slates.

Amendments

During the course of the application the scheme was revised in the following way:

- Change in material finish from mirrored glass cladding to hanging natural slates

Assessment

The main considerations as part of the proposal are:

- Design
- Impact on the character and appearance of the conservation area
- Amenity

Design

Camden Planning Guidance (CPG1: Design) identifies that additional storeys and roof alterations are likely to be acceptable where:

“There is an established form of roof additions or alteration to a terrace or group of similar buildings and where the continuing the pattern of development would help to re-unite a group of buildings and townscape”

CPG1 goes on to clarify that roof alterations or additions are unlikely to be acceptable where they would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene and in circumstances where:

“Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design”

The Elsworthy Road Conservation Area Appraisal and Management Strategy states that a range of small scale change can, cumulatively, have a significant impact on the character of the area, which includes roof extensions. Any development must preserve or enhance the conservation area (p.49-50).

In view of the guidance above, there are significant concerns regarding the proposed additional storey. The introduction of a third floor would fundamentally change the roof form, and, although the extension would be set back 4.5m from the front elevation it would be visible above the parapet level from medium/longer views along Elsworthy Road and to the rear. The proposed extension would add to the bulk of the building at roof level and would significantly alter its character and appearance. The introduction of a glass balustrade to enclose the terrace across the rear of the roof extension at third floor level would be considered to introduce an unduly prominent addition that would create an incongruous feature above the existing roof level. This would also be considered harmful to the character and appearance of the building.

The overall form of the proposed addition is considered to be incongruous, and sits uncomfortably upon the roof of this host building. It is of an overbearing scale which results in undue harm to the character and appearance of the property and surrounding area.

The proposal would similarly cause undue harm to the character, appearance and historic interest of the property and surrounding area when viewed as part of a pair of semi-detached properties. The

proposal would serve to unbalance and cause undue harm to the symmetry of the properties, as well as harming the group value of nos. 2-20.

Impact on the conservation area

The subject property has been identified as making a positive contribution to the character and appearance of the Elsworthy Road Conservation Area. It forms part of a sub-group of 10 houses (nos. 2-20) in the terrace that share a similar eaves line and roof forms. It is acknowledged that the front and rear elevations of the properties have been altered in the past; however the terrace has a largely unimpaired roofline, which contributes to the character of the area. The introduction of a third floor would fundamentally change the roof form, and, although the extension would be set back 4.5m from the front elevation it would be visible above the parapet level. This would erode the current consistency of appearance within the terrace. The proposal is therefore considered to be unacceptable as the roof extension would be inconsistent with the appearance of the existing terrace, of which it forms a part, and would fail to preserve the character and appearance of the conservation area.

Whilst the plans indicate that the extension would not be visible when viewed from Elsworthy Road (looking at the front elevation), the proposal would be highly visible from Elsworthy Rise due to large rear garden spaces between the buildings of King Henry's Road and Elsworthy Road. From this space, the proposal would be prominent and further emphasise the break in the consistency of the terminating building height and form. The proposal could also set a precedent for further roof development (which may be located at more prominent sites along the terrace) diminishing the existing roofscape of the area.

The choice of material finish has been altered to hanging slate tiles, however reflective glass cladding was originally proposed. Whilst the reflective glass was at odds with the brick and tile materials of the host and neighbouring buildings, poorly relating to the character, appearance and detailed design of the surrounding conservation area, the slate tile finish now proposed would add further bulk and prominence to the roof form.

It is considered that the overall bulk, scale and form of development at this roof level, would result in harm to the character, appearance, and historic interest of the conservation area without any demonstrable public benefit. In the absence of any demonstrable public benefit, the proposal is considered to be contrary to Section 12 of the NPPF which seeks to preserve and enhance heritage assets. Similarly the proposal would be contrary to Policy D2 of the Local Plan (2017) which seeks to preserve and enhance the character or appearance of heritage assets.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Amenity

Policy A1 of Camden's Development Plan (2017) seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

By virtue of the location of the additional storey upon the roof of the building, it is considered there would not be any harmful impact to the amenity of neighbouring residential occupiers. This is in regards to impact on daylight and sunlight, overlooking, sense of enclosure and outlook.

The proposed rear roof terrace is considered not to cause an adverse impact of overlooking into neighbouring gardens as rear views are already established from upper floor windows of the application and neighbouring properties. Furthermore, the closest residential buildings to the rear of the development are approximately 55m away on the northern side of King Henry's Road.

Given the above assessment, the proposed development would be contrary to policies D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation

Refuse planning permission