

Delegated Report		Analysis sheet	Expiry Date:	01/08/2018
		N/A / attached	Consultation Expiry Date:	05/07/2018
Officer			Application Number(s)	
Kristina Smith			2018/2323/P	
Application Address			Drawing Numbers	
Flat D, 8 Cliff Road and Flat 2nd Floor, 9 Cliff Road London NW1 9AN			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of roof extension with front inset terrace to provide additional residential floorspace (C3) for existing upper floor flats				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				
Consultations				
Adjoining Occupiers:		No. of responses	01	No. of objections 00
Summary of consultation responses:		<ul style="list-style-type: none"> 2 no. site notices were displayed outside site and on Camden Mews between 08/06/2018 and 29/06/2018 A press advert was published between 14/06/2018 and 08/07/2018 <p><u>A letter of support was received from First Floor Flat, 9 Cliff Road:</u></p> <ul style="list-style-type: none"> Fully support application. An elegant design and no impact on street level views. 		
CAAC comments:		No response received from Camden Square CAAC		

Site Description

The application site refers to a pair of four storey semi-detached Victorian properties located on the north side of Cliff Road. The two buildings are divided into flats and this application specifically relates to the top floor flats in both buildings.

Cliff Road demonstrates a variety of built form including 19th century villas interjected by the modernist architecture of Cliff Studios to the immediate north east of the application site. The application site belongs to a building group to its south west that incorporates No's 8 to 15 Cliff Road.

The site is located within the Camden Square Conservation Area and both buildings are identified as positive contributors.

Relevant History

2nd Floor 9 Cliff Road

2016/2694/P - Erection of a roof extension **Refused 28/07/2016 on the grounds that:**

- *The proposed roof extension, by reason of its design, form, bulk and location in a roofscape largely unimpaired by later additions, would result in harm to the character and appearance of the building, the terrace of which it forms part and this part of the Camden Square Conservation*

APPEAL DISMISSED 13/02/2017. Main issue: effect of the proposed development on the character and appearance of the surrounding area, including the Camden Square Conservation Area.

Relevant policies

National Planning Policy Framework (2012)

National Planning Practice Guidance

The London Plan 2016

Camden Local Plan 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Supplementary Planning Guidance

- CPG 1 – Design (2015)
 - o Design excellence: sections 2.6 – 2.8, page 10
 - o Context & Design: section 2.9 – 2.12, pages 11 – 12
 - o Heritage Chapter 3, pages 15 - 27
 - o Materials: section 4.7, page 31
 - o Roofs, terraces and balconies – Chapter 5, paragraphs 5.6 – 5.10
- CPG Amenity (2018)
 - o Daylight and Sunlight: section 3 page 7
 - o Overlooking, privacy and outlook: section 2, page 4

Camden Square Conservation Area Appraisal and Management Strategy (2011) (CAAMS)

Assessment

1. Proposal

1.1 The applicant seeks planning permission for:

- Erection of metal clad roof extension with inset terrace to front to provide additional living accommodation for two existing units (C3)

2. Assessment

2.1 The main considerations in the assessment of the application for planning permission are:

- Design and Conservation
- Impact on Neighbouring Amenity

3. Design and conservation

3.1 Policy D1 of the Local Plan requires all developments to be of the highest standard of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape

3.2 By virtue of the site being located within the Camden Square conservation area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected by policy D2 which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.3 Paragraph 5.8 of CPG1 (design) provides more detailed advice on roof alterations and advises that a roof alteration or addition is likely to be unacceptable where there would be an adverse affect on the skyline, the appearance of the building or the surrounding street scene. An example of where this is the case is on complete terraces or groups of buildings with a roof line that is largely unimpaired by alterations or extensions. The guidance continues to state that this would be the case even when a proposal involves adding to the whole terrace or group as a coordinated design.

3.4 In its specific management guidance on the Camden Square Conservation Area, the CAAMS states that, '*The regular composition of the roof lines is an important element in the appearance of the conservation area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.*'

3.5 The application site belongs to a building group that comprises nos 10-15 Cliff Road to the immediate south-west of the application site. It is understood these buildings were once pairs, as per the application site; however, have they since undergone infill extensions that have resulted in them becoming a continuous terrace. Nevertheless, the architectural language corresponds strongly with that of the application site.

3.6 The parapet line across the building group is consistent and demonstrates no alteration. The parapet height steps up slightly to Cliff Road Studios; however, it is clear that the building has been designed to respect the height of its neighbours in terms of number of storeys. The proposed roof extension would add an additional storey resulting in the building becoming the tallest in its

building group, and higher than Cliff Road Studios to its north.

- 3.7 Whilst the proposal seeks to extend both properties in the pair in order to provide balance and symmetry, the roofline of the wider building group remains completely unaltered by extensions. The roof extension would therefore appear as an incongruous addition to the detriment of the building group and Camden Square Conservation Area, contrary to CPG1 (Design). In the previously dismissed appeal (ref. APP/X5210/W/16/ 3160504) for a roof extension to no.9 Cliff Road, the Inspector discussed the appeal site in terms of its relationship with its wider building group with unimpaired roofline.
- 3.8 The roof extension has been designed with a sloping form on all sides with a view to mitigate its prominence from the street. Whilst it may avoid being a visible addition to the building in views from directly opposite the property, it is likely that it would be perceptible in longer oblique views from Cliff Road, as well as in private views from 'above ground' windows of the properties situated opposite. Furthermore, the rear elevations of the application site and its wider building group are highly visible from Torriano Avenue and the rear windows of properties on Camden Mews. It is considered the extension would be harmful to both public and private views from the front and rear of the property.
- 3.9 In terms of design, the roof form is non-traditional and set behind the front parapet with sloping sides and a flat top, appears to be a combination of a crown roof and a mansard. It is understood this has been informed by the crown roofs evident on properties further north on the other side of Cliff Road studios. These properties; however, belong to another building group with a different architectural language and is not an appropriate style for this building. Furthermore, the roofs it references are original to the buildings rather than later additions.
- 3.10 It is proposed to construct the roof extension in standing seam metal, which is a contemporary contrast to the more traditional building materials evident elsewhere on the building. The extension would comprise an inset terrace to the front and several rooflights including a large glazed panel on the rear roofslope. The terrace is likely to accumulate visual clutter that would be visible from the street. The large glazed panels are likely to be prominent in views from Torriano Avenue where they would appear as an incongruous and non-traditional addition. In the previous appeal decision, the Inspector noted that the extent of glazing, to which this proposal has a comparable amount, would '*significantly alter the existing characteristics of the terrace*'.

4. Amenity

- 4.1 Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight.
- 4.2 The proposed extension, including its windows and terrace, would be located a sufficient distance away from neighbouring windows for there to be no adverse impact on amenity.

5. Other issues

- 5.1 If planning permission had been granted, it would have been subject to a section 106 legal agreement that ensured the whole roof extension was completed at the same time. This is to avoid the extension being part-implemented as a result of only one occupant carrying out the works. This would result in a roof extension that was unbalanced causing additional harm to the building group and conservation area than if it was completed as a whole. The absence of such a legal agreement will be an additional reason for refusal.

6. Conclusion

- 6.1 The extension would interrupt a consistent parapet line across its wider building group that demonstrates no other alterations. The roof extension would result in the building being higher than its neighbour on either side. Furthermore, the detailed design including its use of materials,

large glazed panels and front roof terrace, are non-traditional and would introduce incongruous features that are likely to be prominent from the public realm to both the front and rear. It is therefore considered the roof extension would be detrimental to the host properties, the wider building group, and the Camden Square Conservation Area.

7. Recommendation

7.1 Refuse planning permission