

# PLANNING STATEMENT

## INTRODUCTION

This Design and Access statement has been produced by PCDS Building and Structural Design Consultants to describe the proposed development at 23 Healey Street and accompanies our Householder Planning Application dated 20 July 2018.

The description of the proposed development is as follows:

**‘Erection of a flat topped mansard roof extension, insertion of 3no. rooflights to proposed front roof slope and 2no rooflights to proposed rear roof slope and raising of existing chimney stacks to suit’**

## USE

23 Healey Street is a 4 bedroom dwellinghouse.

## SITE PLAN



Image 1: Extract from Location Plan

## SITE

23 Healey Street is a three storey Victorian mid-terraced building located on the east side of Healey Street. Due to the site being located between Healey Street and Grafton Crescent (as illustrated in Image 1), there are public views of the building from both the front and the rear.

The rear garden at 23 Healey Street has external access from Grafton Crescent. The external walls of the front elevation (Healey Street streetscene) are stucco-faced at ground floor level, with facing stock brickwork above and stucco window detailing to the upper floors. The ground floor and first floor windows to the front elevation have a low level black cast iron 'faux' balcony railing detail.



Image 2: Streetscene from Healey Street

The external walls of the rear elevation (Grafton Crescent streetscene) are facing stock brickwork.

Although the building is not listed nor located within a conservation area the presence of original period features to the Victorian dwellings along Healey Street provide for an attractive and uniform 3 storey terrace streetscene.

The main roof of the building is a butterfly/valley roof concealed on Healey Street behind a stucco – faced parapet wall. There is no parapet wall to the rear of the building and the butterfly/valley roof form is therefore visible from the public views on Grafton Crescent.

Reference during the design process and in this planning statement has been taken to the relevant policies of the NPPF, 2012 (Section 7-Requiring Good Design), London Plan, 2015 (Policy 7.4 Local Character and Policy 7.6 Architecture), Camden Core Strategy, (Policy CS14 Promoting High Quality Places and Conserving our Heritage), Camden Development Policies, (Policy DP24 Securing High Quality Design and Policy DP26 Managing the impact of development on occupiers and neighbours), and Camden Planning Guidance (CPG 1 Design).

## **SITE PLANNING HISTORY**

Reference: 2015/6912/P

Description: Erection of a two storey rear extension, first floor rear terrace, insertion of roof lights, replace the second floor rear UPVC window with a timber frame and converting the first floor rear window to a door.

Decision: Granted

Decision Date: 01-03-2016

Reference: 2016/1593/P

Description: Demolition of existing single storey extension, creation of two storey rear extension, and addition of timber sash window in the closet wing.

Decision: Granted

Decision Date: 23-05-2016

Reference: 2016/1596/P

Description: Erection of a third floor roof extension to create additional accommodation.

Decision: Refused

Decision Date: 24-06-2016

*Appeal Lodged: 25-07-2016*

*Appeal Decision: Dismissed*

*Appeal Decision Date: 09-09-2016*

Reference: 2016/4728/P

Description: Erection of two storey rear extension, replacement of uPVC windows with timber framed units and installation of roof lights in main roof.

Decision: Refused

Decision Date: 25-11-2016

Reference: 2016/4729/P

Description: Erection of mansard third floor roof extension to create additional accommodation.

Decision: Refused

Decision Date: 28-10-2016

*Appeal Lodged: 21-12-2016*

*Appeal Decision: Dismissed*

*Appeal Decision Date: 02-02-2017*

Reference: 2017/5604/P

Description: Erection of part-replacement two storey rear extension; excavation of basement level; and various external alterations including installation of new window opening on closet wing and replacement of front boundary treatment.

Decision: Granted

Decision Date: 19-06-2018

### **COMMENTARY - PROPOSED MANSARD ROOF**

The new roof extension is created by the removal of the existing butterfly roof, which allows a new storey with virtually no visibility from Healey Street to the front and Grafton Crescent to the rear. The principal of development of this nature has been approved at appeal at the neighbouring property 21 Healey Street (2015/6097/D). There are more recent approved applications for mansard roofs to the eastern side of Healey street at No's.11 and 13 which would create a more varied and altered roofline with roof extensions already built to No's.15 & 25 Healey Street. The scale of the proposal is less than the approved at No.21 Healey Street.

The mansard will be flat topped with a single ply membrane covering and 1no. flat rooflight. The rear roof slope will be clad in slate as per the existing butterfly roof, and features 2no. Velux rooflights. The front roof slope will also be clad in slate as per the existing with 3no. Velux rooflights. The front of the new storey is setback by 1.6m from the street façade, this set back, coupled with the angle of both roof slopes - both stipulated in CPG1 Design guide, ensures the mansard will not be visible from street level. The materials used will be in keeping with the surroundings and sensitively integrate into the existing built form.

The existing chimney stacks will be retained and raised to accommodate the new mansard roof and to ensure the character of the building and streetscene is maintained.

Whilst not a listed building, or situated within a Conservation Area, 23 Healey Street is part of a cohesive street-scene that does not suffer detrimentally from the proposed development. The setback of the mansard of 1.6m from the street façade, together with the low-profile design is sufficient to remove the new development from any influence on the overall street view seen from pavement level. The provision for the proposed mansard roof extension is consistent with current Camden planning guidelines.

There have been roof extensions to several properties in the street, the applicant would like to highlight other approved planning applications for mansard roof extensions on Healey Street.

Reference: 2011/5193/P  
Address: 14 Healey Street London NW1 8SR  
Description: Erection of a mansard extension to dwelling house.  
Decision: Refused  
Decision Date: 02-12-2011  
*Appeal Lodged: 27-01-2012*  
*Appeal Decision: Granted*  
*Appeal Decision Date: 02-12-2011*

Reference: 2014/4400/P  
Address: 16 Healey Street London NW1 8SR  
Description: Erection of a mansard roof and rear extension at ground floor level, installation of glazed balustrade and glazed screening, and replacement of existing window with door for the provision of a roof terrace at first floor level.  
Decision: Granted  
Decision Date: 16-09-2014

Reference: 2015/6097/P  
Address: 21 Healey Street London NW1 8SR  
Description: Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension.  
Decision: Refused  
Decision Date: 04-02-2016  
*Appeal Lodged: 22-04-2016*  
*Appeal Decision: Granted*  
*Appeal Decision Date: 19-07-2016*

Reference: 2015/4458/P  
Address: 4 Healey Street London NW1 8SR  
Description: Erection of a mansard roof extension associated with the conversion of the existing dwellinghouse into 1 x 2Bed maisonette and 2 x 1Bed self-contained flats.  
Decision: Granted  
Decision Date: 22-04-2016

Reference: 2016/6350/P  
Address: Flat C 13 Healey Street London NW1 8SR  
Description: Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace.  
Decision: Refused  
Decision Date: 17-01-2017  
*Appeal Lodged: 31-05-2017*  
*Appeal Decision: Granted*  
*Appeal Decision Date: 14-08-2017*

Reference: 2017/4303/P  
Address: 11 Healey Street London NW1 8SR  
Description: Erection of mansard roof extension with front rooflights and rear dormers.  
Decision: Granted  
Decision Date: 22-09-2017

Reference: 2018/0230/P

Address: Flat 1st 2nd and 3rd Floor 8 Healey Street London NW1 8SR

Description: Erection of mansard roof extension at third floor level

Decision: Granted

Decision Date: 18-04-2018

With regards to the development creating an altered roofline it is worth noting the Inspectors comments from the recently allowed appeal at No. 21 Healey Street for a similar mansard roof extension (Appeal Decision Reference: APP/X5210/D/16/3147399.)

*9. Due to the height of the terrace, the valley roofs of dwellings are, to some considerable degree, hidden from view from street level along Healey Street. Indeed, whilst there have been changes to the valley roofs of a number of properties along Healey Street, the roofscape appears predominantly unaltered when seen from street level. I find that this would remain the case were the proposed roof extension to be developed.*

*11. The council, in support of its case, states that the roof line along Healey Street is unaltered, but then goes on to refer to an existing "rooftop box structure at number 23." During my site visit, I observed changes to the roofscape at Nos 15 and 25 Healey Street. Consequently, the proposal would be situated within an already altered roof profile, albeit, this would not lead to any significant harm.*

The above points show that the proposal would sit comfortably within its context, and would further integrate into the eastern run of terraced properties along Healey street.

## ACCESS

Pedestrian and vehicular access will remain as existing.



Image 3: Streetscene from Grafton Crescent