

Delegated Report		Analysis sheet		Expiry Date:		07/06/2018	
		N/A		Consultation Expiry Date:		09/05/2018	
Officer				Application Number(s)			
Patrick Marfleet				2018/1477/P			
Application Address				Drawing Numbers			
31 Mackeson Road London NW3 2LU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 as amended by 2016/6351/P dated 25/01/2017 (appeal allowed APP/X5210/D/17/3168272 dated 13/04/17) for erection of single storey side/rear infill extension and rear dormer window with associated roof terrace, namely to install timber clad box planters around the perimeter of the approved roof terrace (retrospective).							
Recommendation(s):		Refuse planning permission and warn of enforcement action					
Application Type:		Variation of Condition					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses No. electronic	05 05	No. of objections	01
Summary of consultation responses:		<p>Site notice: 07/12/2016 - 28/12/2016 Press notice: 08/12/2016 - 29/12/2016</p> <p>The occupants of 34 Cressy Road objected to the application on the following grounds:</p> <p>Object to the inappropriate and oversized screen and planter as they do not conform to other roof designs in the area and draw attention to the bulky and intrusive nature of the development.</p> <p><u>Officer response</u></p> <p>See section 2.2 of this report</p> <p>The occupants of 33 and 29 Mackeson Road and 86 and 76 Constantine Road submitted the following comments:</p>					

	<ol style="list-style-type: none"> 1. Additional planting will enhance views towards the terrace. 2. Support the size of the planters which need to be large to sustain the growth of plants. 3. Planters would bring colour to the roof tops and would be tasteful and unobtrusive. <p><u>Officer response</u></p> <ol style="list-style-type: none"> 1. See section 2.2 of this report
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CAAC/Local groups comments:	<p>Mansfield CAAC objection:</p> <p>The variation gives the impression of extra bulk at this level and should be refused. Roof terraces should be as lightweight in design as possible.</p> <p><u>Officer response</u></p> <p>See section 2.2 of this report</p>
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Site Description

The application site is located on the north western side of Mackeson Road, close to its junction with Constantine Road, and relates to a three storey, mid-terrace property that remains as a single dwelling. This terrace of Victorian properties are characterised by ground and first floor bay windows and decorative entrance arches to the front with three storey closet wing structures to the rear.

The site is located within the Mansfield Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.

Relevant History

Application Site

2016/6351/P - Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 (erection of single storey side/rear infill extension and rear dormer window with associated roof terrace) namely to install a glazed infill structure between the approved side and rear ground floor extensions. **Refused 25/01/2017 due to design of the proposal and harm it would cause to character of the host dwelling and surrounding conservation area.**

APP/X5210/D/17/3168272 - The refusal was subsequently appealed and allowed by the Inspector on 13/04/2017, which granted permission for proposed infill extension.

2016/0451/P - Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace, **approved (31/03/2016).**

Relevant policies

National Planning Policy Framework (2018)

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design
Policy D2 Heritage

Camden Planning Guidance

CPG1 Design (July 2015 updated March 2018)

CPG Amenity (March 2018)

Mansfield conservation area appraisal and management strategy 2008

Assessment

1.0 PROPOSAL

1.1 Retrospective permission is sought for the retention of a timber clad box planter structure that surrounds a third floor terrace area approved under planning application 2016/0451/P, which granted permission for a simple metal railing as the boundary treatment for the terrace with a row of small adjacent planters.

1.2 The proposed box planter and railings, which are permanently fixed to the existing flat roof, have a height of 1.1m and depth of 0.9m, are set 0.6m in from the rear and side elevations of the existing rear extension and are light grey in colour.

Revisions

1.3 During the course of the application the applicant has submitted revised drawings which show a slight reduction (approx. 170mm) in the height of the proposed terrace planters, however; this minor reduction in height does not overcome the concerns officers have over the proposed terrace planters and the unacceptable impact they have on the character and appearance of the host dwelling and surrounding conservation area. The revised plans supersede the plans initially submitted with the application and form the basis of the assessment below.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Paragraphs 5.24 and 5.25 of Camden's supplementary design guidance document *CPG1* states that balconies and roof terraces should complement the elevation on which they are located. Consideration should be given to the detailed design and the careful choice of materials and colour to match the existing elevation. Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.

2.2.3 Furthermore, with regard to roof alterations, the Mansfield conservation area appraisal and management strategy (2008) states:

The conservation area retains its clearly visible historic rooflines, which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roof-scape and will be resisted.

The value of the original pattern of development to the rear and roofs of properties within the row towards the unique character of the conservation area is highlighted within the Mansfield Conservation Area Appraisal and Management Strategy 2008 and was acknowledged within the recent planning inspector's report (para.5 - APP/X5210/D/17/3168272).

2.2.4 The roof terrace approved in 2016 (ref - 2016/0451/P) proposed a simple black metal railing as the balustrade/boundary treatment which officers considered appropriate to the traditional character of the conservation area. The flats roofs of the three storey closet wings along this side of Mackeson Road remain largely unimpaired by development with the exception of some properties which have amenity terrace areas surrounded by metal railings. The proposed metal railings were therefore considered to represent an unobtrusive addition that would be sympathetic to the character of the host dwelling and in-keeping with the character of the surrounding conservation area. The small row of planters permitted adjacent to this balustrade would not have been visible from ground levels due to their small height and depth and adequate set in from the roof's edge and were consequently supported.

2.2.5 In contrast to this, the existing box planters which have been installed without permission, would appear as a solid structure without the visual permeability that would be provided by the approved metal railings, and would add an unacceptable level of bulk and mass at roof level. Furthermore, the use of grey timber cladding for the proposed planters would introduce an alien material to the rear of the site and adjoining terrace, that is completely at odds with the predominantly red brick material palette of the adjoining terrace and wider conservation area. The proposed planters would also occupy a larger area of the existing rear extension and would be located approximately 300mm closer to the side and rear elevations of the closet wing, which would increase its prominence further. As a result, the planters become visibly prominent from ground level and interrupt the characteristic roofline of the rear of the row.

2.2.6 Therefore, the proposed planters, by reason of their size, design, fabric and prominent location would represent a discordant addition that would cause unacceptable harm to the character and setting of the host dwelling and the historic character of the adjoining roof-scape, particularly the flat roofs of the three storey closet wings which remain largely unimpaired by development.

2.2.7 Whilst the proposed terrace planters would largely be seen in private views from the rear windows and gardens of the neighbouring properties along Cressy Road and Constantine Road, they would also have some visibility from the public realm, namely from the large gap between the terrace of properties on the western side of Cressy Road and a small terrace of properties (88-74) on the southern side of Constantine Road. This significant level of visibility further adds to the detrimental impact the proposal would have on the character of the area and reinforces the Council's view over the inappropriate nature of the development.

2.2.8 Therefore, given the above, the proposed terrace planters by reason of their size, location and fabric would represent an incongruous and alien feature that would be visible in both private and public views and would cause unacceptable harm to the character and setting of the host and neighbouring buildings and the appearance of the surrounding conservation area.

2.2.9 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The proposed terrace boundary treatment is not considered acceptable as it would represent an uncharacteristic and

incongruous feature in a row of closet wing rooflines which are free from such additions, and would fail to preserve or enhance the character of the surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The principle of a roof terrace at this level, in terms of its impact on neighbouring amenity, has already been accepted by the Council through the previously approved application at the site. Whilst the proposed planters would occupy a larger area of the existing roof, the actual footprint of the terrace would match that of the approved scheme and would not raise any new privacy issues as a result.

3.0 Recommendation

3.1 Refuse planning permission and warn of enforcement action