

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/08/2018
		N/A / attached	<b>Consultation Expiry Date:</b>	28/08/2018
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			2018/3043/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
33 Inverness Street LONDON NW1 7HB			Refer to Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of mansard roof extension with dormer window to front and rear				
<b>Recommendation(s):</b>		Refuse Planning Permission		
<b>Application Type:</b>		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	<b>08</b>	No. of objections	<b>07</b>
Summary of consultation responses:	<p><u>A site notice was displayed between 19/07/2018 and 12/08/2018</u>  <u>A press advert was published between 18/07/2018 and 11/08/2018</u></p> <p>Objections were received from no's 22, 24, 25, 62 Gloucester Crescent and 40 Inverness Street on the following grounds:</p> <ul style="list-style-type: none"> <li>• Height is out of character with the existing streetscape</li> <li>• Negative impact on light received by neighbouring properties</li> <li>• Out of scale with existing building which already has one additional floor</li> <li>• Adverse impact on character of street which includes several listed buildings</li> <li>• Highly visible from street level</li> <li>• Would break the continuity of the streetscape</li> </ul> <p>The following comments were received from No. 31 (The Cavendish School):</p> <ul style="list-style-type: none"> <li>• Concerned that the proposed mansard roof of the extension will be visible from street level unlike the school's plant room which is set back</li> <li>• The height will be higher than that of the school; the streetscene reading from the hostel to the school will, therefore, be interrupted by an overly high domestic property.</li> </ul>			
CAAC comments:	<p><u>The Primrose Hill CAAC objected on the following grounds:</u></p> <ul style="list-style-type: none"> <li>• The proposed height would dominate the listed buildings in the street.</li> <li>• Application site is already 4 storeys where 3 is the norm for the street</li> <li>• Raising of the flank wall would present a disproportionate five-storey high wall facing the side of the finely-detailed Listed no. 37, which, we emphasise is lower than the central group of the Listed terrace.</li> <li>• The proposal by reason of its height and bulk would be substantially harmful to the setting of the neighbouring Listed Buildings, it would harm the character and appearance of the Primrose Hill Conservation area.</li> </ul>			

## Site Description

The application site is a large 4 storey (plus basement) building on the south west side of Inverness Street. The building has been extended in the past by an additional storey, a single storey basement and a rear extension. It adjoins the newly built extension to The Cavendish School and is adjacent to an office complex at no.35 Inverness Street. The adjacent buildings at 37 to 43 Inverness Street are Grade II Listed.

The building is not listed, but identified as making a positive contribution to the Camden Town Conservation Area.

## Relevant History

**2017/6217/P** – Erection of front infill extension at first, second, third and fourth floor and mansard roof with front and rear dormer windows. **Refused 26/01/2018** on the grounds that: *The proposed front infill and roof extensions by reason of their materials, scale, design and siting, would result in an overly dominant full height addition, failing to respect the adjoining buildings and causing harm to the character and appearance of the host building*

**2014/0170/P** - Erection of front infill extension at 1st and 2nd floor level, erection of side extension at 3rd floor level with parapet and green roof, and 1no. skylight to front. **Withdrawn**

**2013/7250/P** - Single storey basement extension not extending beyond front, rear or side walls of the original dwelling. **Granted January 2014**

**2013/3943/P** - Erection of a roof terrace on rear roof slope, installation of new window on rear elevation and erection of canopy over front door, all in connection with existing dwellinghouse (Class C3). **Refused August 2013**

**2012/1115/P** - Erection of rear extension at basement and ground floor level including raising of boundary walls, creation of terrace at rear first floor, installation of doors at rear first floor level, new window at rear third floor level, alterations at roof level to create roof garden, alterations to front lightwell including a new staircase and enclosing of part of lightwell all in connection with existing dwellinghouse (Class C3). **Granted April 2012**

**2005/3195/P** - Construction of a third floor extension to dwelling house (Class C3). **Granted November 2005**

**2004/2371/P** - The erection of a mansard roof extension. **Refused August 2004** on the grounds that: *The proposed roof extension by reason of its form, character, scale, height, bulk and design, would be detrimental to the character and appearance of the building, the streetscene, the setting of the adjacent listed buildings and the Camden Town Conservation Area*

**PEX0000389** - Erection of a mansard roof extension **Refused August 2000** on the grounds that: *The proposed roof extensions would be overdominant, by reason of its bulk, massing and scale and would be out of character with the surrounding buildings. The proposal would neither preserve nor enhance the character of the Camden Town Conservation Area.*

**Appeal ref. APP/X5210/A00/1048649 Dismissed**

### The Cavendish School

**2014/3117/P** - Erection of part 1 part 3 storey building comprising assembly hall, classrooms, and roof plant; alterations to existing boundary treatment and associated hard and soft landscaping. **Granted**

## Relevant policies

### National Planning Policy Framework (2018)

### National Planning Practice Guidance

### The London Plan 2016

### Draft London Plan 2018

### Camden Local Plan 2017

The Local Plan policies relevant to the proposals are:

- G1 Delivery and location of growth
- A1 Managing the impact of development
- D1 Design
- D2 Heritage

### Camden Planning Guidance

- CPG 1 – Design
  - 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
- CPG 6 – Amenity
  - o Daylight: section 6.6 page 32
  - o Sunlight: section 6.16 page 34 - 35
  - o Overlooking and privacy: paragraph 7.4, page 37
  - o Outlook: section 7.8 page 38

### Camden Town conservation area appraisal and management strategy (2007)

## Assessment

### 1. Proposal

- 1.1 The applicant seeks planning permission for the erection of mansard roof extension at fourth floor level to provide additional residential floorspace for existing single dwelling house (C3). The mansard would be constructed in natural slate and be located behind the front parapet with a 70 degree angle.
- 1.2 The proposed plans also show a pitched roof extension on the 3 storey side infill extension; however this element was not referred to in either the application form or Design and Access statement. The assessment will therefore focus on the mansard roof element only. An informative will be included on the decision notice to reflect this.
- 1.3 It should be noted that this is the fourth application (see planning history section) submitted for a mansard roof extension at the application site. All applications have been refused and refusal ref. PEX0000389 was subsequently dismissed on appeal. The Inspector noted that the mansard would introduce a discordant feature out of keeping with the elevational treatment of the neighbouring listed buildings and would fail to preserve or enhance the character or appearance of the conservation area.

### 2. Assessment

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

- Design and conservation
- 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 Furthermore, by virtue of the site being located within the Camden Town 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 in policy D2 (Heritage) which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.3 By virtue of the site being located in close proximity to a Grade II listed terrace of buildings, the Council also has a duty under s.66 of the Planning (Listed Buildings and Conservation Areas) Act to preserve the setting of the listed building.

3.4 It is proposed to alter the roof form to provide a mansard roof extension at fourth floor level. The property has already been extended upwards by planning permission ref. 2005/3195/P and currently terminates with a shallow pitched roof that has limited visibility from the streetscene and subsequently has restricted bearing on the host building. The proposed mansard would be far more prominent than the existing roof and appear as a bulky additional storey on a building that is already a storey higher than the 3-storey prevailing height across this part of Inverness Street. The mansard would also serve to disrupt the property's proportions, further increasing the height of the tallest section of the building. This would be detrimental to the character and appearance of a property that is identified by the Camden Town conservation area appraisal and management

strategy (2007) as a positive contributor to the conservation area.

3.5 Paragraph 5.7 of CPG1 (design) provides detailed guidance on roof extensions, stating “*Additional storeys and roof alterations are likely to be acceptable where 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*”. Mansard roofs are not an established feature of the streetscape and very few roof alterations have been carried out to this part of Inverness Street. The proposed extension would therefore not help unite a group of buildings with an established roof form.

3.6 By reason of the composition of the street and the relative heights of surrounding buildings, the proposed mansard would be highly visible in both close views and long views from further down Inverness Street as well as public views from The Cavendish School and offices to the rear at no.35 Inverness Street. The application site is already significantly higher than adjacent buildings and further height would cause it to have an overbearing impact on the streetscene. In particular, would dominate the new school building and harm the setting of the Grade II listed terrace nearby. The Grade II listed terrace is already a storey lower than the application site and further height would obscure and overbear the properties in westward views from Inverness Street. It is therefore considered that the mansard would appear as a harmful addition in public and private views as well as being detrimental to the setting of the adjacent Grade II listed terrace.

3.7 The proposed mansard would be of a 70 degree angle; however, it would extend to a height of 2.5m above the parapet. This height is excessive and would result in the mansard being a bulky addition to the host building. Therefore, it is considered the proposed development would fail to respect the local character and context, contrary to the requirements of D1 and D2.

3.8 In terms of detailed design, the mansard would be clad in natural slate and would comprise a dormer window to the front and rear which would align with the fenestration below. The windows would be timber sliding sashes with Georgian style glazing bars. The use of materials and window design is considered appropriate for the host building; however, this does not overcome the in principle objection to the mansard extension.

#### **4. Amenity**

4.1 The proposed extension is not considered to have an adverse impact on the amenity of surrounding neighbours. Due to the additional height and bulk, the mansard roof may lead to reduced sunlight at certain times of day for some surrounding neighbours; however, given the location of other properties relative to the application site this is likely to be negligible and not a reason for refusal.

#### **5. Recommendation**

5.1 Refuse Planning Permission