

MR EDWARD WILLIAMS

1 SPENCER RISE LONDON NW5 1AR

APPELLANT'S STATEMENT OF CASE

JULY 2018

93 Hampton Road
Hampton Hill
TW12 1JQ

020 8943 8800
info@mbaplanning.com

1.0 INTRODUCTION

1. This is the appellant's statement in respect of a householder appeal against the Council's refusal of an application for a *traditional mansard roof extension with two front dormers behind the front parapet* at No1 Spencer Rise.

2. There was one reason for refusal:

The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

The Appeal Package

3. There are no additions to the application package, which was:

- Drawings No: 0300 rev A, 0301 rev A, 0200 rev A, 0201 rev A, 0202 rev A, 0203 rev B, 0204 rev A, 0205 rev A, 0206 rev A, 0207 rev A, 1001 rev D, 1002 rev A, 1003 rev E, 1004 rev E, 1010 rev A, 1020 rev F, 1021 rev F, 1022 rev E, 1030 rev C, 1031 rev E; and
- Planning, Design, Access and Significance Appraisal dated February 2018.

2.0 THE SITE

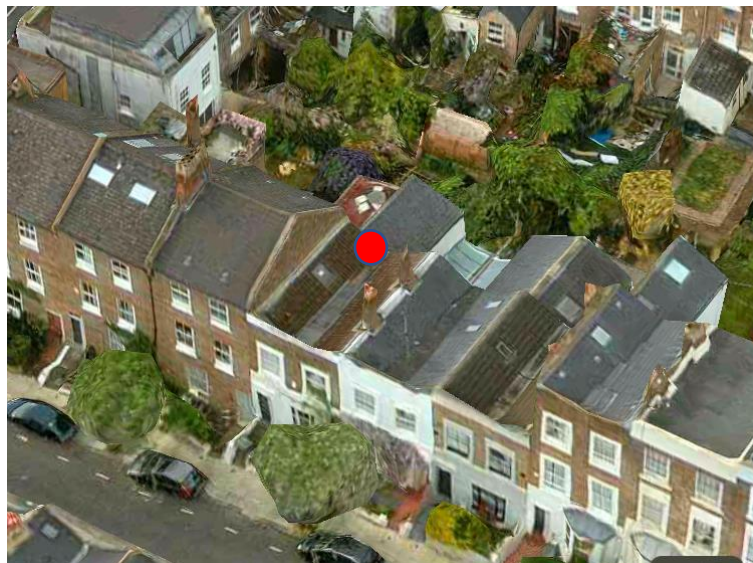
4. The application site is a 2-storey mid-terrace property on the northern side of Spencer Rise. It is not listed or locally listed and is in the Dartmouth Park Conservation Area. The Appraisal and Management Plan identifies it as making a positive contribution to the CA.



5. It looks like this.



6. The long terrace containing the appeal houses extends from No. 1a to 67 (odd) – the full length of the north side of Spencer Rise. The road rises sharply to No. 33 with an irregular or no parapet line, and then is flat with a reasonably regular parapet line that peters out at the east end.
7. The photo below shows the immediate terrace has three distinct designs and roof heights. From the west (left) Nos. 1a, b and c are 3-storey with a pitched slate roof. No. 1 (spot) is one of three 2-storey houses (with Nos. 3 and 5 to the east) with valley roofs behind a parapet. Nos. 7-15 (right) are 3-storey have a valley roof behind a parapet but stand a full storey above Nos. 1-5.



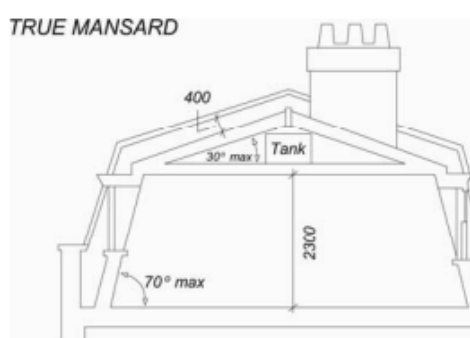
8. Thus, the appeal site is one of three 2-storey houses between eight 3-storey ones.

9. The remainder of houses in the terrace have a raised ground floor with a semi-basement beneath. Nos. 37 and 51-57 (in the flat part of the road) have mansard roofs and Nos. 37 and 51 show how well-designed mansards behind the existing parapets are inconspicuous and do not harm the character of the road even without the immediate context of changing levels and 3-storey buildings that characterises the appeal house.
10. The buildings have varied style and height. Most have similar materials and detailing – stock brick, rendered parapets and door and windows casings and slate and lead roofs.

3.0 THE PROPOSAL

11. The site has no relevant planning history. **Camden Planning Guidance 1 Figure 5 (Annex 1)** shows how to design a true mansard and the appeal scheme follows this guidance.:

Figure 5. Mansard Roofs



True Mansard |
 Lower slope is at a steeper angle than |
 the upper, and the upper slope is visible |

Pre-App Meeting

12. A pre-application site meeting (**2017/4115/PRE**) took place with the pre-app officer Laura Hazelton on 1 September 2017, when the mansard plans were discussed.
13. The Council's pre-app response agreed a traditional mansard roof extension set behind the front parapet, with two front dormers which respect the window hierarchy of the floors below is likely to be acceptable in principle (**Annex 2**).
14. The subsequent refusal is obviously at odds with this. These diverse views show that the Council's conclusion about the adverse impact of the proposal on the Conservation Area being sufficient to justify refusal must be a matter of very fine judgement.

The Appeal Scheme

15. This seeks consent to create a traditional mansard roof extension set back from the front parapet with two front dormers consistent with the Council's design advice and polices.

16. The roof will be slate to match the adjacent house with conservation grade skylights fitted flush within the roof finish. In true elevation its ridge aligns with the adjacent ridge to the west - but (like most true elevations) this is a view that will never be seen from the street as it is too narrow to see it in anything other than steep perspective.
17. The proposed roof will accommodate an en-suite bedroom that exceeds the 11.5sqm national standard. It satisfies the required minimum floor to ceiling height.
18. The CGIs below show that, by setting back the roof extension behind the parapet, the proposal will be inconspicuous in the street scene and unobtrusive from the street. Use of lead and slate will detach it visually from the main facade below and be consistent with the other roofs in the area.



View looking east up the hill past the 3-storey plus pitched roof No1c – not seen because of No1c’s higher eaves and set back behind parapet



View looking west down the hill – seen against No 1c’s higher eaves, party wall and pitched roof

19. The proposal is evidently not an isolated projecting roof – it is seen in the context of and aligns with the adjoining roof at No. 1c. The view of a gable down the hill will be little changed; and the view up the hill will be imperceptibly changed.

4.0 PLANNING POLICY

20. The relevant operational policies are in:

- Dartmouth Park Conservation Area Appraisal and Management Statement (2009);
- Camden’s Local Plan (2017); and
- The NPPF (2018).

Dartmouth Park Conservation Area Appraisal and Management Statement

21. Its guidance on roof extensions and alterations says *proposals for additional storeys will generally be resisted however, exceptions to this may be made on the south side of Spencer Rise where the majority of the buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group.*
22. The proposal will create a better transition, infilling a gap and uniting with the 3-storey pitched roof houses to the west.

Camden Local Plan

23. **Policy G1 (Delivery and location of growth)** outlines the Council will support development that makes best use of its site, considering quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations.
24. **Policy D1 (Design)** says the Council will seek to secure high quality design in development that respects local context and character and preserves or enhances the historic environment and heritage assets.
25. **Policy D2 (Heritage)** requires new development within conservation areas to preserve or, where possible, enhance the character or appearance of the area.

The NPPF

26. This has current national policy on the impact of development on heritage assets. **NPPF Para 8** outlines the environmental objective to achieving sustainable development is to protect and enhance the historic environment.
27. **NPPF para 196** says: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

28. The proposal will lead to less than substantial harm to the Conservation Area and the host building. It has the public benefit of optimising its viable use by maximising the number of bedrooms in the house in an area with the good PTAL rating of 5.
29. The influential 2008 English Heritage Report **Conservation Principles, Policies and Guidance** set out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and concludes they can be grouped into four categories:
- *Evidential value: the potential of a place to yield evidence about past human activity;*
 - *Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative;*
 - *Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place; and*
 - *Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*
30. The proposal does not engage any of the above as issues. It has been sensitively designed following pre-app advice to have no impact on the evidential, historical, aesthetic or communal value of the property.

5.0 PLANNING ISSUES

31. The Delegated Report (**Annex 3**) accepts the proposal will not harm local amenity and we agree with this:
- 4.2 Due to the location and nature of the proposals, they are unlikely to cause harm to neighbouring amenity. The roof extension would not impact neighbouring light levels or outlook. Although the development would introduce two new window openings, they would be no closer to the property opposite than the existing windows at ground and first floor, and therefore would not materially increase opportunities for overlooking between neighbouring properties.*
32. The Council relies on **LP Policies D1 and D2** to support the reason for refusal. These do not identify any mandatory reason for refusing the application but require design judgement to be exercised in applying them. The divergence between the pre-app officer and the determining officer shows how finely balanced the judgement is in this case.

Camden CPG1

33. The Council has in its **Camden Planning Guidance 1** adopted SPD exhaustive design guidance that is relevant to this proposal.
34. **Para 5.7** says 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 reunite a group of buildings and townscape;*
 - *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form; and*
 - *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*
35. All these circumstances apply here. The terrace containing the appeal houses extends from Nos. 1a to 67 (odd) – the full length of the north side of Spencer Rise. There is no consistent pattern of roofs along it (particularly at the west end) and Nos. 37 and 51-57 have mansard roof extensions. The proposal will not alter this pattern materially. There are many examples in Camden and Central London generally of houses of this age and design with mansards. The proposal will not cause additional harm.
36. **Para 5.8** states a roof alteration or addition is likely to be unacceptable where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene:
- *There is an unbroken run of valley roofs;*
 - *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
 - *Buildings or terraces which already have an additional storey or mansard;*
 - *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;*
 - *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;*
 - *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;*
 - *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;*
 - *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form; and*
 - *Where the scale and proportions of the building would be overwhelmed by additional extension.*
37. None of these circumstances apply here – there is no unbroken run of valley roofs in the terrace; the complete terrace has an irregular roof line already altered by extensions; the appeal house has not been extended; the proposal would not unbalance the terrace because of the pitched roof building next door; there is no long distance view of the site; it does not have a shallow pitched roof with eaves; its architectural style would not be undermined by a mansard set back behind the existing parapet – there are many examples of this style in

Camden; the proposal does not affect the lower roofs in Nos. 3 and 5; the proposed mansard behind the existing parapet will not overwhelm the existing building.

38. **Para 5.9** advises *materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.* This will be a slate and lead roof consistent with many roofs in the area.
39. **Para 5.14** recognises mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape. Mansards are an established roof form as set out above.
40. **Para 5.19** says that *on buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservation style roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.*
41. The proposal retains the parapet and follows this design guidance.

The Delegated Report

42. This explains the reason for the Council's U-turn on the pre-app officer's advice as follows:

3.11 The proposed mansard has been set back behind the existing front parapet, with a lower and upper roof slope. The lower slope would be angled at 70° with 2 front dormers. However, the mansard would have a lower and upper slope that would conflict with the neighbouring dual-pitched roof at no. 1c. When viewed uphill from the eastern end of Spencer Rise, this contrast with the dual pitched roof form behind it would appear unsympathetic and incongruous. Combined with the 2 front dormers which are not seen to the front roof slope of nos. 1a – 1c, overall, the detailed design is considered harmful to the character and appearance of the host and surrounding buildings, streetscene and conservation area.

3.12 The proposed mansard, as well as the introduction of front dormers in this part of the street, would be contrary to the specific guidance provided in the Dartmouth Park Conservation Area Appraisal and Management Statement which highlights the negative impact and harm that mansard roof extensions have caused to the conservation area. It would also be contrary to CPG1 which emphasises that groups of buildings with unimpaired rooflines should be preserved.
43. This makes three overlapping points of criticism:
 - The mansard would conflict with the neighbouring dual-pitched roof at no. 1c;
 - from the east, the contrast with the dual-pitched roof form behind it would appear unsympathetic and incongruous; and
 - the front dormers would harm the character and appearance of the host and surrounding buildings, street-scene and conservation area.

44. The Conservation Area Management Plan identifies Spencer Rise as: *A street ... designed for artisans, and...the product of a variety of builders mostly dating to the 1870s. Nos 1a, 1b and 1c are later (by Easum, 1885). These buildings are simpler than others in the conservation area, have less detailing and vary from terrace to terrace.* It identifies that there are already mansard extensions on the road and so this proposal does not set a precedent.
45. The Council's criticism is misplaced because it does not take account of the differences in age and design of Nos 1 and 1c. The later design of Nos 1a, b and c is anomalous in the mainly parapetted road and there is no special requirement to preserve views of the utilitarian gable of its pitched roof to preserve the Conservation Area's character or appearance.
46. The mansard style proposed is the only one that is completely appropriate behind No1's existing parapet. As the CGI's above show, No 1c's extra storey completely screens the junction between the roofs from the west and No1's parapet screens it from the east. As the CAMP says, the road is characterised by differences between the terraces. The proposal will continue this character.
47. The CGIs show that the proposal will not be incongruous in the context of No. 1c's roof – its parapet, set back, context and the slope of the hill means that the junction and the proposed dormers will be screened from public view.

Appeal Decision

48. The Delegated Report draws attention to a previous appeal decision at No 49 (dismissed in 2013). This is in the flat stretch of the road a good way to the east and is seen in the context of the mansards at Nos 51-57.
49. The No 49 Inspector concluded that: *The appeal proposal would involve substantial alteration to the form of the roof. The new roof would stand well above the parapet wall (which would be unchanged), thus undermining the contribution of this important feature to the front elevation of the house. As a result, the top of the house would take on an entirely new form. The overall effect would be to undermine the architectural integrity of the house rather than complementing it. The front elevation, in particular, would be harmed and, as is clear from the existing mansard roofs on other properties, the change would be seen from the road....it would extend this run of mansard roofs and encroach upon a section of relatively unspoiled roofline.*
50. The No 49 proposal would have had a considerable visual impact in the long flat stretch of Spencer Rise compared with the minimal visual impact of the proposal as shown on the CGIs above. Because of the fall of the road and the adjacent 3-storey houses, it cannot be seen from the west because of the higher adjoining house and will only have a marginal visibility from the east
51. This proposal can easily be distinguished:
 - The experienced pre-app officer said it is acceptable and so it is immediately apparent that its effect on the Conservation Area must be marginal only;
 - There are no original 3-storey houses in the part of the road with No 49, while this appeal site is in a location where there are almost three times as many 3-storey as there are 2-storey houses;

- This appeal site is not in the flat part of the road (where there is a continuous parapet and long views from both directions) but in the rising part where there the irregular roofline screens the appeal site; and
- There are at least four different original roof types in the road, with three close to this appeal site.

52. The proposal will not harm the character or appearance of the Conservation Area.

6.0 CONCLUSION

53. For all these reasons, the Inspector is respectfully invited to allow the appeal.

Annexe 1

Camden Planning Guidance

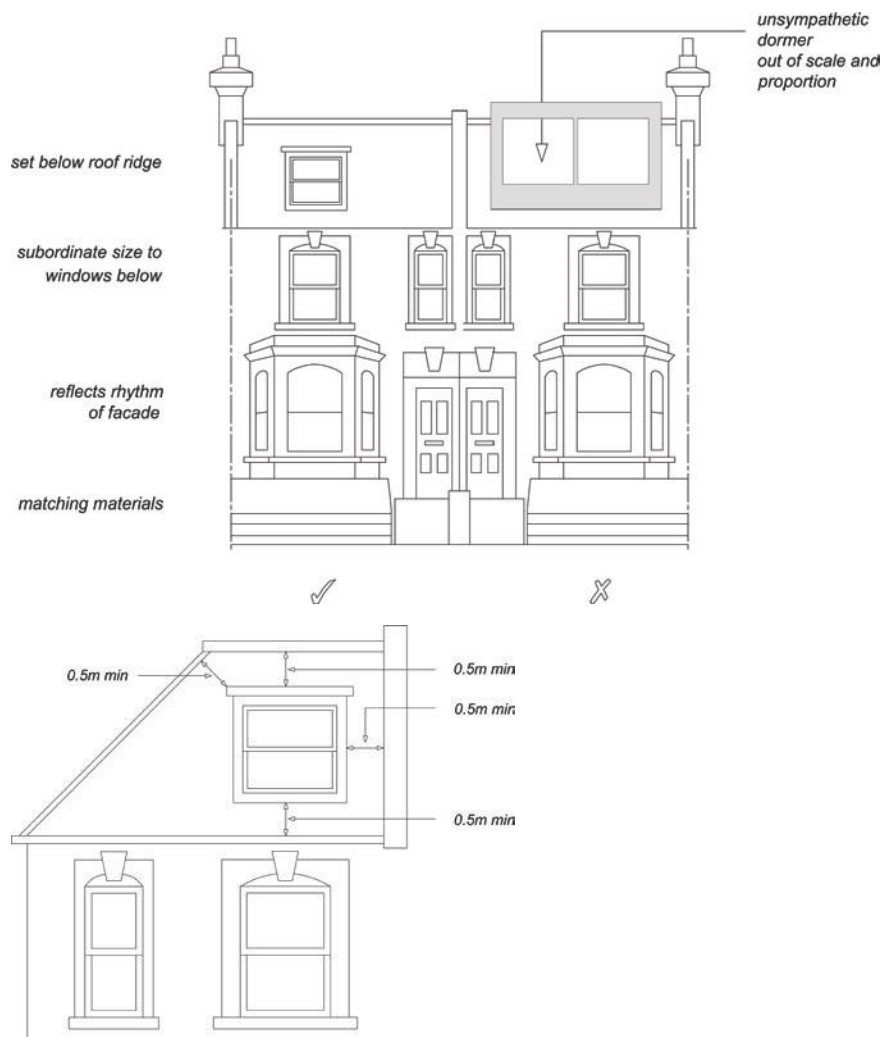
Design_{CPG} 1

London Borough of Camden

July 2015 Updated March 2018



Figure 4. Dormer windows

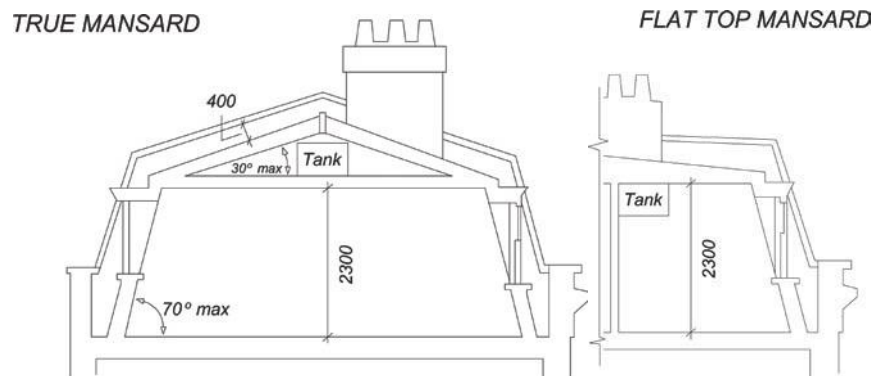


- 5.12 See CPG2 Housing (Residential development standards chapter) for further information, particularly the section on ceiling heights.
- 5.13 The presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

Mansard Roofs

- 5.14 Mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape.

Figure 5. Mansard Roofs

**True Mansard****Flat topped Mansard**

Lower slope is at a steeper angle than Upper slope of a pitch below the upper, and the upper slope is visible 5° or totally flat

- 5.15 Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building. They are often a historically appropriate solution for traditional townscapes. It should be noted that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.

Parapet wall

A low wall or railing that is built along the edge of a roof, balcony or terrace for protection purposes.

Cornice

The topmost architectural element of a building, projecting forward from the main walls, originally used as a means of directing rainwater away from the building's walls.

- 5.16 The three main aspects to consider when designing a mansard roof extension are its:
- pitches and profile;
 - external covering; and
 - windows.
- 5.17 The lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter. Original cornice, parapet and railing details should be retained and where deteriorated or lost, should be incorporated into the design of new roof extensions. Visible chimney stacks should be retained and increased in height, where necessary. Only party walls with their chimney stacks and windows should break the plane of the roof slope, and should be accommodated in a sensitive way and be hidden as far

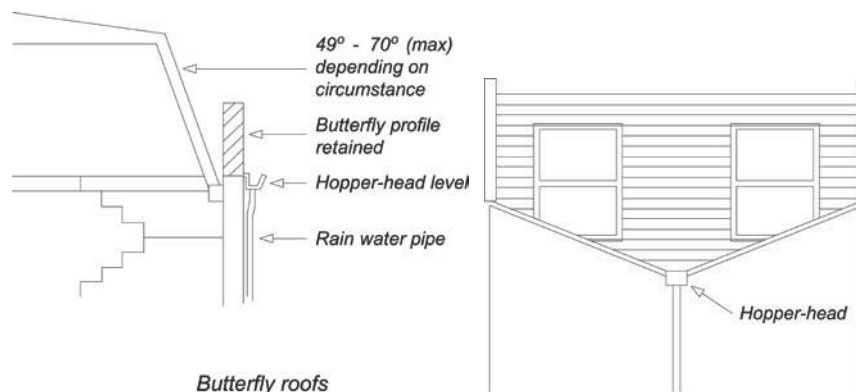
as is possible. (See also guidance on dormer windows and roof lights). Dormer windows or roof lights should be confined to the lower slope.

- 5.18 Roofing materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern. Artificial slate or felt are not acceptable roof coverings in conservation areas. Where a roof in a conservation area is being re-covered, the choice of covering should replicate the original, usually natural slate or clay tile.

Valley or Butterfly roofs

- 5.19 On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservationstyle roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

Figure 6. Butterfly roofs



Hopper head level

The level at which the 'hopper head' (a square or funnel shaped receptacle to connect rainwater or waste pipes to a down-pipe) is positioned.

Other roof additions

- 5.20 On some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for the following general principles:
- The visual prominence, scale and bulk of the extension;
 - Use of high quality materials and details;
 - Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height;
 - Sympathetic design and relationship to the main building. **Roof lights**

Annexe 2



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

www.camden.gov.uk/planning

Date: 14/09/2017
Our ref: 2017/4115/PRE
Contact: Laura Hazelton
Direct line: 020 7974 1017
Email: laura.hazelton@camden.gov.uk

Emma McBurney
 93 Hampton Road
 Hampton Hill
 Teddington
 London
 TW12 1JQ

By email

Dear Emma,

Re: 1 Spencer Rise, NW5

Thank you for submitting a pre-planning application enquiry for the above property which was received on 18/07/2017 together with the required fee of £426.00.

1. Drawings and documents

Cover letter dated 13 July 2017 and drawing pack received by email dated 13/07/2017.

2. Proposal

Erection of a roof extension (3 options), excavation of basement floor, and single storey rear extension at second floor level.

3. Site description

The application site comprises a two storey mid terrace property located on the north side of Spencer Rise, just east of the junction with York Rise. It sits within a small terrace of three properties with similar architectural detailing. The wider street is characterised by small groups of buildings, often with only subtle variations of style or height between them. However, they are still bound together by the use of the same materials and detailing.

The application building features an original two storey rear closet wing extension with pitched roof, and an infill single storey extension – the same arrangement as that seen at no. 3.

The application site is not listed, but sits within the Dartmouth Park Conservation Area, designated on 01/02/1992 and is identified as making a positive contribution to the conservation area.

4. Relevant planning history

There are no planning records for this site.

Surrounding terrace

No.23 - PEX0300173 - The erection of a mansard roof extension. Refused 01/05/2003 for the following reason:

The bulk and height of the proposed mansard extension are considered unacceptable in that they would cause harm to the appearance of the conservation area, would have a detrimental impact on the symmetry of the terrace, and would be overly bulky and dominant on the existing building form.

No.27 - 2004/3614/P - The erection of a roof extension and ground floor rear extension. Granted 29/10/2004.

No.37 – 8400923 - Erection of a mansard roof extension. Granted 08/08/1984.

No.41 - 2006/3883/P - Erection of a single storey rear extension and roof extension to single family dwelling house (Class C3). Refused 19/12/2006 for the following reasons:

The proposed roof extension, by reason of its bulk, height and design would be detrimental to the character and appearance of the subject dwelling, the terrace of which it forms a part and the surrounding conservation area.

The proposed demolition of the valley roof form, would result in the loss of a feature that is considered to make a valuable contribution to the appearance of the conservation area.

No.49 - 2012/5467/P – Erection of a mansard roof extension to existing dwelling (Class C3). Refused 29/11/2012 for the following reason:

The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area.

Appeal ref: APP/X5210/D/13/2190582 dismissed 21/02/2013.

No.51 - CTP/D11/20/14/28768 - The erection of a roof extension at second floor level to provide additional living accommodation. Granted 06/09/1979.

No.53 – 8903220 - The erection of a roof extension to provide two bedrooms and a single storey rear conservatory to the existing dwelling house. Granted 06/12/1989.

No.55 - CTP/D11/20/11/23216 - Erection of an additional storey to provide two bedrooms. Granted 15/10/1976.

No.57 - 2007/4644/P - Erection of a mansard roof extension with two front dormer windows to existing single dwelling house. Granted 21/12/2007.

Other side of the street

Nos.14 – 22 are two storey townhouses of a similar architectural style as the application site. They all feature mansard roof extensions.

No.14 - PEX0000358 - The erection of a mansard roof extension to provide additional two rooms to a single family dwelling. Granted 02/10/2000.

No.16 – 8802605 - Erection of an additional storey at roof level. Granted 16/03/1989.

Nos.18 & 20 – 2004/4225/P - The erection of mansard roof extensions to Nos. 18 and 20 Spencer Rise. Granted 29/11/2004.

No.22- 2008/1419/P - The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwellinghouse. Granted 03/06/2008.

No.32 – 31115 - Erection of an additional storey. Granted 24/10/1980.

No.38 – 9501088 - Retention of mansard roof extension as a variation of planning permission granted 10/01/1991 (Ref: 9003467) Refused 21/09/1995. Appeal allowed 15/07/1996.

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

Policy A1 Managing the impact of development

Policy A5 Basements

Policy D1 Design

Policy D2 Heritage

Policy T4 Promoting the sustainable movement of goods and material

[Camden Planning Guidance](#)

CPG1 (Design) 2015

CPG4 (Basements and Lightwells) 2015

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

CPG8 (Planning obligations) 2015

[Dartmouth Park Conservation Area Appraisal and Management Plan 2009](#)

6. Assessment

The principle considerations are considered to be the following:

- Design (impact of the proposals on the character and appearance of the host building and wider Dartmouth Park conservation area);
- Amenity (impact on neighbouring amenity in terms of outlook, daylight, privacy and noise);
- Basement excavation;
- The impact of the proposal on the local transport infrastructure; and
- Impact on trees.

7. Design

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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.

Camden's Development Policies Document is supported by CPG1 (Design) and the Dartmouth Park Conservation Area Statement.

Roof extension

Three design options have been put forward for a new roof extension. These are:

1. Pitched roof to match the roof line and height of that seen at no.1b. Includes front roof terrace.
2. Mansard with pitched roof (to match height of no.1b) with 2 x front dormers.
3. Mansard with flat roof and 2 x front dormers.

Although there are a number of roof extensions seen along the street, the conservation area statement specifically notes that Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street. Furthermore, the mansard roof additions on Spencer Rise are specifically listed as a negative feature of the conservation area.

With this in mind, any proposed roof extension must be very carefully considered in terms of design, position, bulk and materials. It must be set back behind the front parapet to reduce its visual prominence and should be traditional in appearance, constructed in accordance with the design guidance in CPG1 (Design), paragraphs 5.14 – 5.19. The rear butterfly parapet should be retained, with the new roof starting from behind this parapet at existing hopper-head level, forming a continuous slope, up to a maximum of 70 degrees (see figure 6 on page 44 of [CPG1](#)).

For this reason, a traditional mansard roof extension, set back from the front parapet, with two front dormers which respect the window hierarchy of the floors below is considered to be the most appropriate in this instance.

Rear extension

Camden Planning Guidance document CPG1 (Design) advises that extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. Specific guidance relating to the construction of rear extensions is provided in paragraphs 4.9 – 4.15. Paragraph 4.12 describes how in order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist.

In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

The application building currently features a two storey closet wing extension with a pitched roof which follows the line of the butterfly roof valley. It is set down from this parapet by approximately half a storey. The existing closet wing extension is the same size and design as those seen at nos.3 and 5, which are of the same architectural style as the host building.

The proposal includes the erection of an additional storey on top of the closet wing which would be built up to the eaves of the new roof extension and would follow the same pitch as the existing roof slope. It would be constructed of matching materials. Although the detailed design is considered acceptable, the erection of an additional storey in this location would not be supported in principle. It would not be set down one full storey below the original eaves level, would overwhelm the host building and is not considered to be a subordinate addition.

It is noted that no.7 features a three storey closet wing; however, this property is a storey taller than the application building and therefore does not set an example for similar development at this site. Likewise, nos. 19-25 have two storey closet wing extensions which are almost built up to the same height as the butterfly parapet. However, no planning records exist for these, and they appear to be an original feature of this group of buildings.

For these reasons, the erection of a second floor rear extension would not be supported at application stage.

Basement extension

The pre-application proposals include the excavation of a new basement floor covering the plot of the application building with two lightwells to the front and rear. The proposed drawings have annotated these as glazed walk-on skylights.

The basement excavation would have minimal impact in design terms due to its limited visibility. The main consideration would therefore be the impact of the lightwells on the

character and appearance of the host building and wider conservation area. CPG7 (Basements) provides detailed design guidance regarding the installation of lightwells and states that where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will help to determine the suitability of lightwells.

The size and position of the lightwells are considered acceptable; however, as discussed on site, it is recommended that the front lightwell is revised to a simple metal grill which would be more in keeping with the character of the house and area.

8. Amenity

Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

Due to the location and nature of the proposals, the basement excavation and roof extension are unlikely to cause harm to neighbouring amenity (subject to any amenity issues associated with excavation works). The proposed rear extension may have some impact on daylight reaching neighbouring windows; however, as discussed above, this extension is not considered acceptable in design terms.

9. Basement

The proposals involve the excavation of a new basement floor beneath the footprint of the entire ground floor measuring approximately 7.3m wide, 18.7m long and 4.8m deep; with small covered lightwells to the front and rear.

Policy A5 of the Local Plan states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- a) not comprise of more than one storey;
- b) not be built under an existing basement;
- c) not exceed 50% of each garden within the property;
- d) be less than 1.5 times the footprint of the host building in area;

- e) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- f) not extend into or underneath the garden further than 50% of the depth of the garden;
- g) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- h) avoid the loss of garden space or trees of townscape or amenity value.

The Council will require applicants to demonstrate that proposals for basements:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- d) avoid cumulative impacts;
- e) do not harm the amenity of neighbours;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) do not harm the appearance or setting of the property or the established character of the surrounding area;
- h) protect important archaeological remains; and
- i) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

Although the proposed basement is mostly in accordance with the requirements of policy A5, the proposed depth of 4.8m (with an internal floor to ceiling height of 4.1m) is considered excessive and it is recommended that it is reduced by at least 1 metre.

The application site is located in an area subject to underground development constraints due to the potential for surface water flow and flooding. Given this, you are advised to thoroughly examine the requirements of Policy A4 of the Local Plan and CPG4 prior to submission. The development would require a comprehensive and accurate Basement Impact Assessment to be submitted with the formal application demonstrating no significant harm to the application site, neighbouring sites or those surrounding.

The BIA will need to include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

At each stage in the process the person(s) undertaking the BIA process should hold qualifications relevant to the matters being considered. The Council will only accept the qualifications set out in paragraph 2.11 of CPG4.

Independent verification of Basement Impact Assessments, funded by the applicant, is now also required (since CPG4 was updated in September 2013) in the following situations:

- Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern has been identified which requires the preparation of a full Basement Impact Assessment);
- Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or
- For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal).
- A full scoping study is required as part of any application, identifying the potential impacts for each of the matters of concern.

Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charge a fixed fee dependant on the category of basement audit, outlined in [appendix A](#) of Camden's BIA audit service terms of reference.

Construction Management Plan

It is important that effective measures are taken during demolition and construction works to ensure that damage is not caused to the host building, neighbouring buildings or the surrounding highways.

The Council will generally require a construction management plan for basement developments to manage and mitigate the greater construction impacts of these schemes. Construction management plans will be required for schemes on constrained sites, in conservation areas, for listed buildings, or in other areas depending on the scale of the development and the conditions of the site.

The main highways issue in this case is the potential impact of construction / delivery vehicles associated with the basement excavation on the local highway network. It is suggested that a draft Construction Management Plan (CMP) is submitted with any application setting out how construction matters would be dealt with, for example deliveries, how material will be stored, and construction waste removed from site etc.

A draft (based on the Camden [pro-forma](#) found online) should be submitted with the application, with the full CMP to be secured via S106 legal agreement. Chapter 4 of CPG4 (Basements and lightwells) provides more information [here](#).

A financial contribution would be needed to cover the costs of reviewing the Construction Management Plan, details of which will be confirmed at the full planning application stage.

This financial contribution will also need to be secured by a Section 106 planning obligation if planning permission is granted.

The CMP Implementation Support Contribution will be used to fund the specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

Some highway licenses would be required to facilitate the proposed works. The applicant would need to obtain such highway licences from the Council prior to commencing work on site. Any such licence requirements should be discussed in the CMP. Details for the highway licences mentioned above are available on the Camden website [here](#).

10. Transport

Highway Works Contribution

The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'.

The proposed works could lead to damage to the footways and carriageway directly adjacent to the site. Camden may need to undertake highway remedial works following completion of the proposed development and if necessary, a financial contribution for highway works would be secured as a Section 106 planning obligation. A highways cost estimate would be requested from our Highways Delivery Team once the final submission has been reviewed at the full planning application stage.

11. Impact on trees

Consideration should also be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones needed by these trees. As the proposed development would be in very close proximity to the existing tree within the front garden, the Council would require an arboricultural report to be submitted as part of any future planning application. This will need to provide information about:

- species, spread, roots and position of trees,
- which trees you are proposing to fell,
- which trees will be affected in any way by the proposed development, and
- the measures that will be used to protect them during construction.

You will need to provide the information in the form of the documents and plans listed below in line with BS5837:2012 (trees in relation to design, demolition and construction):

- a pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan

12. Conclusion

The principle of a mansard roof extension is likely to be supported (subject to its detailed design); however, the Council would not support the erection of a first floor extension in this location. The height of the basement should be reduced by at least 1m in order to ensure that it reads as single storey in height.

13. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – householder planning application.
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:100 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:100 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:100 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:100 labelled 'existing' and 'proposed'
- Design and access statement
- Basement impact assessment (and proforma)
- Draft construction management statement
- Sample photographs/manufacturer details of proposed brick cladding
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a site notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team

Annexe 3

Delegated Report (Refusal)		Analysis sheet		Expiry Date:		23/04/2018	
		N/A / attached		Consultation Expiry Date:		30/03/2018	
Officer				Application Number(s)			
Laura Hazelton				2018/0930/P			
Application Address				Drawing Numbers			
1 Spencer Rise London NW5 1AR				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension with 2 x front dormers.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>The application was advertised in the local press on 08/03/2018 (expiring 29/03/2018) and a site notice was displayed between 09/03/2018 and 30/03/2018.</p> <p>1 objection was received from the owner/occupier of 68 Dartmouth Park Road:</p> <p><i>"It would be a pity to spoil the terrace of three houses with the uniform look. Further, the proposal does not blend in even with the other houses which have a higher roof line. It is the wrong shape in cross section for the area. I think it should be rejected."</i></p>					
CAAC comments:		<p>The Dartmouth Park Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <p><i>"The front dormer windows would be the only ones in this row of houses and should not be allowed if this proposal is approved."</i></p>					

Site Description

The application site comprises a two storey mid terrace property located on the northern side of Spencer Rise, just east of the junction with York Rise. It sits within a small group (within the terrace) of three properties with similar architectural detailing, with all of them retaining their original valley roofs. The wider street is characterised by small groups of buildings, often with only subtle variations of style or height between them. However, they are bound together by the use of similar materials and detailing.

The application site is not listed, but sits within the Dartmouth Park Conservation Area, designated on 01/02/1992 and is identified as making a positive contribution to the conservation area within the relevant appraisal and management plan.

Relevant History

There are no planning records for this site.

Surrounding terrace

No.23 - PEX0300173 - The erection of a mansard roof extension. Refused 01/05/2003 for the following reason:

The bulk and height of the proposed mansard extension are considered unacceptable in that they would cause harm to the appearance of the conservation area, would have a detrimental impact on the symmetry of the terrace, and would be overly bulky and dominant on the existing building form.

No.27 - 2004/3614/P - The erection of a roof extension and ground floor rear extension. Granted 29/10/2004. Mansard roof not implemented.

No.37 – 8400923 - Erection of a mansard roof extension. Granted 08/08/1984.

No.41 - 2006/3883/P - Erection of a single storey rear extension and roof extension to single family dwelling house (Class C3). Refused 19/12/2006 for the following reasons:

The proposed roof extension, by reason of its bulk, height and design would be detrimental to the character and appearance of the subject dwelling, the terrace of which it forms a part and the surrounding conservation area.

The proposed demolition of the valley roof form, would result in the loss of a feature that is considered to make a valuable contribution to the appearance of the conservation area.

No.49 - 2012/5467/P – Erection of a mansard roof extension to existing dwelling (Class C3). Refused 29/11/2012 for the following reason:

The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area.

Appeal ref: APP/X5210/D/13/2190582 dismissed 21/02/2013.

No.51 - CTP/D11/20/14/28768 - The erection of a roof extension at second floor level to provide additional living accommodation. Granted 06/09/1979.

No.53 – 8903220 - The erection of a roof extension to provide two bedrooms and a single storey rear

conservatory to the existing dwelling house. Granted 06/12/1989.

No.55 - CTP/D11/20/11/23216 - Erection of an additional storey to provide two bedrooms. Granted 15/10/1976.

No.57 - 2007/4644/P - Erection of a mansard roof extension with two front dormer windows to existing single dwelling house. Granted 21/12/2007.

Other side of the street

Nos.14 – 22 are two storey townhouses of a similar architectural style as the application site. They all feature mansard roof extensions.

No.14 - PEX0000358 - The erection of a mansard roof extension to provide additional two rooms to a single family dwelling. Granted 02/10/2000.

No.16 – 8802605 - Erection of an additional storey at roof level. Granted 16/03/1989.

Nos.18 & 20 – 2004/4225/P - The erection of mansard roof extensions to Nos. 18 and 20 Spencer Rise. Granted 29/11/2004.

No.22- 2008/1419/P - The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwellinghouse. Granted 03/06/2008.

No.32 – 31115 - Erection of an additional storey. Granted 24/10/1980.

No.38 – 9501088 - Retention of mansard roof extension as a variation of planning permission granted 10/01/1991 (Ref: 9003467) Refused 21/09/1995. Appeal allowed 15/07/1996.

Relevant policies

National Planning Policy Framework 2012

Draft Revised National Planning Policy Framework 2018

The London Plan March 2016

Draft New London Plan 2017

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) – Chapter 5

CPG Amenity (March 2018) – Chapters 2 and 3

Dartmouth Park Conservation Area Appraisal and Management Plan 2009

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a mansard roof extension measuring a maximum height of 4.2m with 2 x front dormer windows and 3 x rear rooflights. The dormer windows would measure 1.3m high x 1.3m wide whilst the rooflights would be conservation style, measuring 1m x 1m.

2.0 Assessment

2.1 The principle considerations are considered to be:

- Design (impact of the proposals on the character and appearance of the host and surrounding buildings and the Dartmouth Park Conservation Area);
- Amenity (impact on neighbouring amenity in terms of outlook, daylight, privacy and noise).

3.0 Design

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan 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.

3.2 Camden's Development Policies Document is supported by CPG1 (Design) and the Dartmouth Park Conservation Area Statement.

3.3 The application building sits within a small group of 3 mid-terrace buildings (nos. 1, 3 and 5) on the northern side of Spencer Rise. The group are similar in design, scale and appearance; comprising brick built 2 storey dwellings with butterfly roofs concealed behind parapets to the front elevation. The adjoining building to the west (no. 1c) is a different architectural style and 3 storeys in height, featuring a taller, pitched roof, and forms part of a terrace of 3 properties of the same style (nos. 1a, 1b and 1c). Although this property is a storey taller than the application site, they feature similar parapet heights due to the sloping topography of the street. It is noted that this group of buildings do not benefit from front dormers. Further to the east of the site, nos. 7 to 15 are similar in style to the application building but are a full storey higher. They also contain a butterfly roof (excluding no.11 which has converted it to a flat roof) set behind a front parapet.

3.4 No.1a adjoins 6 York Rise, a corner property which terminates the western end of the terrace on the junction between York Rise and Spencer Rise. The scale and form of this property is matched by nos. 1a – 1c. From no.1 (the application building) to no.27 (odd) the groups of terrace houses, all of which have front parapets, differ in height but generally rise up the hill eastward until no.15. The roof form changes from no. 29, with nos. 29-31 featuring pitched roofs with projecting eaves. Nos. 33 and 35 have pitched roofs behind a parapet (both of which have been converted) and no. 37 has a mansard roof extension. Aside from no. 37, nos. 51-57 are the only other properties on the northern side of the terrace that feature mansard roof extensions. As outlined in the planning history section above, nos. 51-55 were approved between 1976 and 1989 (so are therefore considered historic and were not accepted within the current plan period and were approved prior to the conservation area being adopted). No.57 was approved more recently in 2007, where the officer's report noted that the development would not appear out of place given the 3 neighbouring mansard roof extensions. However, it is noted that this permission pre-dates the current plan period and the Dartmouth Park Conservation Area Appraisal and Management Statement.

3.5 CPG1 (Design) provides specific guidance on the acceptability of roof extensions and alterations, with particular regard to roofs forming a part of a terrace group. It provides guidance on when a roof

alteration or addition is likely to be unacceptable, with a number of specific examples. The following are considered relevant to the application site:

- *Where there is an unbroken run of valley roofs;*
- *Where there are complete terraces or groups of building that have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;*
- *Where buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form (paragraph 5.8).*

3.6 The site is located within Dartmouth Park Conservation Area sub area 3 (Dartmouth east). Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, the Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area.

3.7 The Dartmouth Park Conservation Area statement (2009) provides additional guidance for roof extensions within the area which largely aligns with the guidance provided in CPG1, albeit more area-specific. In relation to the application site, paragraph 7.61 notes that, "*Spencer Rise is one of the few Streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street*".

3.8 The sub area guidance also specifically refers to mansard roof additions on Spencer Rise as 'Negative Features' and the 'Management' section of the Conservation Area Statement refers to the pressure for extensions within the conservation area and echoes the guidance set out in CPG 1. It states that "*proposals for additional storeys will generally be resisted. Exceptions to this may be made on the south side of Spencer Rise where the majority of buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group*".

3.9 The guidance set out in the Conservation Area Statement is clear and relatively unequivocal about the likely unacceptability of roof extensions along the northern side of Spencer Rise, explicitly highlighting the negative impact and undue prominence of the current mansard roofs on Spender Rise. On basis of the above, the proposed mansard addition is considered unacceptable in principle as it:

- Would interrupt an unbroken row of valley roofs;
- Would break a terrace that has a roof line that is largely unimpaired by alterations or extensions – both the larger terrace of properties on the northern side of Spencer Rise and the small group of 3 buildings with which the application building forms a group; and
- The proposed extension would be contrary to specific guidance in the Conservation Area Statement highlighting that roof extensions would likely only be acceptable on the south side of Spencer Rise.

3.10 In terms of detailed design, CPG1 provides guidance regarding mansard roof extensions and states that the lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter. It advises that on buildings with a valley roof (as is the case with the application site), the parapet should be retained with the new roof starting from behind the parapet at existing hopper-head level forming a continuous slope.

3.11 The proposed mansard has been set back behind the existing front parapet, with a lower and upper roof slope. The lower slope would be angled at 70° with 2 front dormers. However, the mansard would have a lower and upper slope that would conflict with the neighbouring dual-pitched roof at no. 1c. When viewed uphill from the eastern end of Spencer Rise, this contrast with the dual pitched roof form behind it would appear unsympathetic and incongruous. Combined with the 2 front dormers which are not seen to the front roof slope of nos. 1a – 1c, overall, the detailed design is considered harmful to the character and appearance of the host and surrounding buildings, streetscene and conservation area.

3.12 The proposed mansard, as well as the introduction of front dormers in this part of the street, would be contrary to the specific guidance provided in the Dartmouth Park Conservation Area Appraisal and Management Statement which highlights the negative impact and harm that mansard roof extensions have caused to the conservation area. It would also be contrary to CPG1 which emphasises that groups of buildings with unimpaired rooflines should be preserved. For these reasons, the proposals are considered to cause harm to the character and appearance of Spencer Rise and the wider Dartmouth Park Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan.

4.0 Amenity

4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2 Due to the location and nature of the proposals, they are unlikely to cause harm to neighbouring amenity. The roof extension would not impact neighbouring light levels or outlook. Although the development would introduce two new window openings, they would be no closer to the property opposite than the existing windows at ground and first floor, and therefore would not materially increase opportunities for overlooking between neighbouring properties.

5.0 Conclusion

5.1 The erection of a mansard roof extension is not considered acceptable in principle, and the front dormer windows would be out of keeping with the adjacent run of original pitched roofs. It would be contrary to design guidance provided in CPG1 (Design), the Dartmouth Park Conservation Area Statement and policies D1 and D2 of the Camden Local Plan.

6.0 Recommendation

6.1 Refuse planning permission for the following reason:

The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.