

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/12/2018
		N/A / attached	<b>Consultation Expiry Date:</b>	03/12/2018
<b>Officer</b>			<b>Application Number(s)</b>	
Sofie Fieldsend			i) 2018/3634/P ii) 2018/5298/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
35 Conway Street London W1T 6BW			See 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>				
i) Demolition of existing roof and erection of mansard roof extension to create 2x 1 bed flats. Replacement of existing steel windows with timber. Restoration of shopfront. ii) Demolition of existing roof and erection of mansard roof extension to create 2x 1 bed flats. Replacement of existing steel windows with timber. Restoration of shopfront. Internal alterations				
<b>Recommendation(s):</b>		(i) Refuse Planning Permission and (ii) Refuse Listed Building Consent		
<b>Application Type:</b>	<b>Full Planning Permission and Listed Building Consent</b>			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p>A site notice was displayed on the 09/11/2018 and the consultation period expired on the 03/12/2018. A press notice was advertised on 08/11/2018 and expired on 02/12/2018.</p> <p>No responses were received during the consultation period.</p>					
<b>Residents groups/CAAC</b>	There is no CAAC for Fitzroy Square Conservation Area					

## Site Description

The application site located is a four storey terrace building at 35 Conway Street constructed in 1793, is located on the prominent corner of Conway Street and Warren Street. The majority of the building has been converted into 7 flats with an A1 unit at ground floor. It is noted that the existing studios are substandard in size.

The building and terrace at 23-35 Conway Street are designated as Grade II Listed Buildings. The adjoining terrace at No. 30-34 Warren Street and No's 14-24 Conway Street opposite are also Grade II listed. The site is also located with the Fitzroy Square Conservation Area.

The shopfront is of special interest with the CA statement recognises no. 35 as having a decorative early 20th century shopfront with plate glass windows and a blue glazed tile surround, which was built for J Evans' Welsh dairy. It is one of the best surviving examples of a Welsh dairy. The list description notes that the top two floors have been rebuilt during the 19th century.

The site is particularly open given its corner siting and the building is subject to long and short views from Conway Street, Warren Street and Euston Road.

## Relevant History

### Application site

**2003/1655/P-** Conversion of basement from ancillary retail storage into two self contained studio flats and associated external works.– **Refused 11/11/2003**

**2003/1682/L-** Conversion of basement from ancillary retail storage into two studio flats and associated internal and external alterations.– **Refused 11/11/2003**

**2005/0961/P-** The change of use of the basement from retail (Class A1) to a 1 bedroom self-contained residential flat (Class C3), together with new basement doors and windows, an access stair to the street, and the replacement of existing lightwell railings incorporating a new gate to the stair.  
**Refused 10/06/2005**

**2005/0962/L-** Works associated with the change of use of the basement from retail (Class A1) to a self-contained residential flat (Class C3) including internal and external works of conversion comprising new basement doors and windows with access stair to the street, the replacement of existing lightwell railings, incorporating a new gate to the stair, refurbishment of existing windows on the upper floors, and external elevational cleaning works. **Refused 10/06/2005**

## Relevant policies

### **National Planning Policy Framework (2018)**

### **London Plan (2016)**

### **Camden's Local Plan (2017)**

Policy A1 – Managing the impact of development

Policy D1 – Design

D2 Heritage  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car-free development  
T3 Transport infrastructure  
T4 Sustainable movement of goods and materials

### **Supplementary Guidance**

CPG 1 – Design (2015 updated 2018)  
- Section 5.1 – 5.25  
CPG 2 Housing (2016 updated 2018)  
CPG 6 – Amenity (2011 updated 2018)  
CPG Amenity (2018)  
CPG 7 Transport (2011)  
CPG 8 Planning Obligations (2015 updated 2018)  
CPG Housing (interim)

### **Fitzroy Square conservation area appraisal and management strategy (2010)**

## **Assessment**

### **1.0 Proposal**

- 1.1 Planning permission is sought for the demolition of existing roof and erection of mansard roof to create 2x studio flats. Replacement of steel windows with timber. Insertion of tiling to front entrance.
- 1.2 Internal alterations include the extension of the existing staircase to facilitate access to additional level.

### **2.0 Assessment**

2.1 The main considerations in relation to this proposal are:

- Land Use
- Affordable Housing
- Design and Appearance
- Impact on the listed building
- Impact on the Conservation Area
- Impact on the amenity of future occupiers
- Impact on the amenity of adjoining occupiers
- Highways

### **3.0 Land Use**

3.1 The proposed development would provide an additional 2 residential flats at the site and would therefore increase housing supply in the borough in accordance with policy H1. However, whilst there is a need for additional housing in the borough and the general principle of adding to the housing stock is supported, there are concerns regarding the impact of the mansard roof and alterations on the character of the building/terrace and conservation area which are discussed in detail in the design section below. As well as the substandard quality of accommodation proposed which is discussed in the amenity of future occupiers section.

## **4.0 Affordable Housing**

4.1 In accordance with Policy H4 the Council requires a contribution to affordable housing from all developments providing one or more additional residential units with an increase in floorspace of 100m<sup>2</sup> (GIA) or more. Although the development would provide additional residential units at the site, the proposed additional residential floorspace at approx. 44.9 sqm would be below 100 sqm, therefore no affordable housing contribution is required for this development.

## **5.0 Design and Appearance**

### Relevant policies

5.1 Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design in development that respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 (Heritage) and comprises details and materials that are of high quality and complement the local character.

5.2 Local Plan Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including listed buildings and conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. The Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. The Council will also resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building.

5.3 Camden Planning Guidance 1 (Design) states that a roof alteration or addition is likely to be unacceptable in the following circumstances 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 and complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions.

5.4 CPG1 Design guidance advises mansard roof extensions are acceptable where it is the established roof form in a group of buildings. Mansards are not an established roof form on Conway Street or Warren Street which is a rare example of an unbroken run of roofs that contribute to the character and appearance of Conway Street and Warren Street and the Conservation Area. The Council consider it particularly important to preserve the roofline of these terraces and this building given its given prominent corner site and its visibility from Conway Street, Euston Road and Warren Street.

5.5 The Conservation Area statement highlights that inappropriate roof level extensions, particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street as a negative issue within the Conservation Area. The Conservation Area retains many diverse 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 roofscape and will not be acceptable.

5.6 The London Plan (2016) Policies 7.4, 7.6 and 7.8 and the National Planning Policy Framework (2018) are also relevant to the assessment of the application

### Impact on the listed building

5.7 The proposed mansard roof extension would be a flat-topped mansard roof design with the front slope pitched at 90degrees and the rear slope pitched at 70 degrees, its detailed design is contrary to CPG1 Design. It would contain two front dormers and one to the rear elevation. The mansard extension would measure approx. 9.3m depth, 6.9m width and 2.6m height.

5.8 Due to its corner siting the building has an interesting multiple pitched roof. The existing roof is likely to have been rebuilt along within the top two storeys during the 19th century, so whilst it is not the original 1793 fabric, the roof form still has some historic interest, especially as the timbers and roof light appear to be historic when a site visit was conducted. The roof is considered to contribute to the buildings historic and architectural significance and as a result, the Council would encourage it to be retained and unaltered.

5.9 The roof extension by reason of its position, height and scale would be a highly prominent and incongruous addition to the building and terrace. The extension would also remove the remaining elements of the original roof form and would therefore substantially harm the recognized significance and architectural and historic interest of this listed building/terrace. The proposed design of the mansard would fail to harmonise with the character and appearance of the listed building. Overall, the development would fail to preserve or enhance the heritage asset and would cause harm to its special architectural and historic interest, contrary to policies D1 and D2 of the Camden Local Plan, London Plan policy 7.8 and the National Planning Policy Framework.

5.10 The harm would be less than substantial. Although, the development would create two new units they would be of substandard quality and this would not provide significant public benefits and would not outweigh the harm to the significance of the listed building and neighbouring listed terraces.

5.11 The proposals also include the replacement of the windows. The existing windows are post war casement Crittal windows, which whilst have some aesthetic qualities, they are not considered to be in keeping with the character of the building. It is noted that the properties along Conway Street are characterised by single glazed sliding sash windows. The replacement of these windows is welcome, however, the windows proposed are not historically or architecturally sympathetic to the building and would not be supported. Any replacement window should be single glazed timber sash windows and further information should be gathered to establish the most appropriate glazing pattern rather than casement windows as proposed. The replacement windows and their detailed design would therefore be considered a reason for refusal. It is noted that the annotation on the proposed elevation drawing does not correspond with the window detail as it states that 'sash windows' are proposed but casement windows are proposed.

5.12 It is also proposed to repair the shopfront, while this is welcomed in principle as the listing does note this shopfront as being of particular historic significance, a method of repair would need to be submitted and secured by way of a condition if the overall development was acceptable. A separate application solely for the shopfront repairs would be encouraged.

### Conservation Area

5.13 It is noted that this group of listed properties at No.27-35 Conway Street and the adjoining properties at No.30-34 Warren Street have largely unimpaired roofscapes. The proposed mansard roof extension would cover the entire roof and would be clearly visible given its prominent corner site.

5.14 The proposed mansard roof extension given its prominent open corner siting, height and scale would be a highly prominent and incongruous addition to the building and terrace and would be detrimental to the form and character of the existing building. This addition would be visibly prominent in both long and short views from along Conway Street, Euston Road and Warren Street. The extension would also obscure views of the existing chimneys on neighbouring properties.

5.15 The proposed mansard extension would also be contrary to the Council's CPG1 Design Guidance which states that roof extensions are 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: where there is an unbroken run of valley roofs and complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, as is the case on this terraces at No.27-35 Conway Street and the adjoining properties at No.30-34 Warren Street.

5.16 Paragraph 5.7 of CPG1 Design states that "Additional storeys and roof alterations are likely to be acceptable where:

- a) 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;
- b) Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- c) 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."

5.17 The Council would argue that- a) there is not an established form of roof addition and the erection of a mansard roof would further serve to disrupt rather than re-unite the building group; b) the integrity of the roof form derived from the distinctive interesting roof would be lost; and c) there are currently no other visible additions or alterations and further development would certainly cause additional harm.

5.18 As noted in paragraph 5.11, the existing casement windows appear out of place with the rest of the properties along Conway Street and while the replacement of them with timber is encouraged their detailed design is considered to detract from the streetscene and wider Conservation Area.

5.19 Overall, therefore, the proposed mansard roof extension by reason of its position, height and scale would be a highly prominent and incongruous addition to this listed building and terrace and would be detrimental to the character and appearance of the building, the terrace of which it forms a part and the Fitzroy Square conservation area. The proposed detailed window replacement would also be detrimental to the character and appearance of the building and conservation area, all contrary to Policies D1 and D2 of the Camden Local Plan, London Plan policies, 7.4, 7.6 and 7.8 and the National Planning Policy Framework. It is considered that the harm caused to the conservation area would be less than substantial, but would not be outweighed by the public benefits of the development which are limited.

5.20 Overall the development would result in harm to the character and appearance of the site and wider area.

## **6.0 Amenity of future occupiers**

6.1 The proposed new studio flats significantly fail the London Plan minimum floorspace as shown in table below:

<b>New studio unit</b>	<b>Floorspace</b>	<b>London Plan minimum floorspace</b>
<b>Apartment 1</b>	<b>22.3sqm</b>	<b>37sqm</b>
<b>Apartment 2</b>	<b>22.6sqm</b>	<b>37sqm</b>

6.2 Apartment 1 would fail the minimum standards by 14.7sqm and Apartment 2 by 14.4sqm. In addition to substandard floorspace, both units would be poor quality in terms of access to light and single outlook. Apartment 1 would have two small windows on the front elevation of the building and Apartment 2 would be served by 1 window on the rear elevation and a lantern. Overall it is considered that the development would result in a poor standard of accommodation.

## **7.0 Neighbouring Amenity**

7.1 Local Plan Policy A1 seeks to ensure that the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing.

7.2 The proposed mansard roof, on account of its size and location, would not cause any reduced daylight and sunlight or privacy or outlook to the surrounding dwellings.

## **8.0 Transport**

8.1 To comply with Policy T2 of the Camden Local Plan the development would have to be car-free. If the development had been acceptable this would have been secured by a S106 legal agreement. In absence of this agreement it forms a reason for refusal.

8.2 Although the proposal does not provide cycle parking in accordance with London Plan requirements, this would be considered acceptable in this instance given the constrained nature of the site and lack of space. It would therefore not be reasonable for cycle parking to be included as a reason for refusal on this site.

8.3 Policies A1 and T4 (Sustainable movement of goods and materials) state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). For some developments, this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP). Highway officers were consulted and determined a CMP would be required if the scheme was acceptable. While this is not a major development, it will produce an impact on the highway and materials will need to be delivered directly from the street. This will add to the huge amount of development, creating additional pressure and will need to be carefully managed to minimise the impact and level of construction vehicles in the area. Notable other construction sites in the area include a number along Charlotte Street, Middlesex Hospital Annex, Triton Square, Stephenson House and High Speed 2.

8.4 Policy A1 of the Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces. A highway contribution is not required for this small scale development.

## **9.0 Conclusion**

9.1 Overall, the proposed mansard roof extension and replacement windows would result in unacceptable harm to the character and historic significance of the listed building, terrace and conservation area.

**10.0 Recommendation**

10.1 Refuse planning permission and listed building consent.