

Delegated Report		Analysis sheet	Expiry Date:	22/01/2019
		N/A / attached	Consultation Expiry Date:	10/02/2019
Officer			Application Number(s)	
Elaine Quigley			2018/5848/P	
Application Address			Drawing Numbers	
106 Camden High Street London NW1 0LU			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a mansard roof including increasing the height of the rear parapet wall to facilitate the formation of a 2 bed maisonette at third and fourth floor levels in connection with the extensions and alterations to the building under planning permission dated 29/01/2018 (ref 2018/0180/P) for two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation.				
Recommendation(s):		Refused		
Application Type:		Full Planning Permission		

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:	A site notice was displayed from 14/01/2019 to 07/02/2019 and a press notice was advertised from 17/01/2019 to 10/02/2019. No responses were received following the consultation process.					
CAAC/Local groups* comments: *Please Specify	Camden Town CAAC – objects <ul style="list-style-type: none"> Concerned about loss of original early historic roof form and fabric. The form of the roof is unusual in this location having a rear mansard on a valley roof behind the front parapet. The rest of the roof (apart from the chimney stack) is extant under the tiling Object to the additional height at the roofline, behind the parapet, when there is a gradual stepping up from 3 storeys at the Pratt Street junction through to four storeys plus the Dutch gabled roofed of Bowman Brothers building on the corner of Greenland Street. No. 105 is an important mediator between the lower original houses to the south and the newer monolithic building to the north – a mansard here will be too prominent The side of the thin mansard party wall which is visible above the lower houses to the south will be both incongruous and incorrect in form (being flat, setback by the terrace and without the articulation provided by the chimney stacks) It would set a poor precedent on a row of houses that are currently in their original form The front parapet must not be raised (it is not necessary to do so as the existing brickwork can be repaired in situ and the height of the parapet is slightly lower than the monolithic modern building to the north) The glazed doors to the front mansard pitch do not follow suggested historical precedent The provision of a flat roof between the mansard and parapet will result in this area being used as a terrace. Building Control will require either a compliant balustrade on top of the raised parapet, or the parapet itself will have to be raised further to 1100mm above the terrace level changing the original façade proportions The proposed 2 bed maisonette of 70 sq. m has been designed to allow it to be used as a three bed) open plan kitchen/living room but with completely separate dining room with built in cupboards and adjacent bathroom). This would be unacceptable in space standard terms. 					

Site Description

The application site comprises a four storey mid-terrace property located on the northeast side of Camden High Street, just north of the junction with Pratt Street. The ground floor is occupied by a retail unit and the upper floors are vacant but have been in use for residential purposes. The property sits within a small group (within a larger terrace) of four properties with similar architectural detailing, with all of them retaining their original valley roofs at nos. 102 to 106 (evens). The wider street is characterised with rooflines of varying levels. The heights of the buildings along this part of the terrace are stepped from the 4 storey buildings with accommodation in the roof to the north that step down to the more traditional four storey and three storey Victorian properties at the southern end of the terrace.

The application site is not listed, but is located within the Camden Town Conservation Area, designated in 2007 and is identified as making a positive contribution to the conservation area (100 to 106 (evens) Camden High Street) within the Camden Town Conservation Area Appraisal and Management Plan. Although the application property is the tallest of the four buildings at four storeys and the others are three storey in height there is only subtle variations of style between them. However, they are bound together by the use of similar materials and detailing. The application building forms a mediator between the three storey buildings to the south and four storey buildings to the north.

Relevant History

Application site

Planning permission was **granted** on 29/01/2018 (ref 2018/0180/P) for two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation.

Surrounding area

67 and 67A Camden High Street

Planning permission was **refused** on 17/02/2015 (ref 2014/6277/P) for erection of mansard roof extension to 67 and 67A Camden High Street to create 2 x 2-bedroom flats with associated roof terrace area. Installation of gate at ground floor level.

The main reason for refusal related to the setting, scale, height, design and massing of the mansard roof and its detrimental impact on the property, the unimpaired roofline of the terrace and its impact on the character and appearance of the conservation area. The second reason for refusal related to the absence of s106 agreement for car –free development.

22B Camden High Street

Planning permission was **refused** on 16/04/2012 (ref 2012/0942/P) for alterations to existing rear roofslope, replacing part of mansard roof pitch to rear with a sheer façade and installing a dormer on the retained mansard slope, erection of roof extension above (including raising of party wall) and creation of roof terrace enclosed by glass balustrading all in connection with existing second/third floor level maisonette (Class C3).

The reason for refusal related to the height, bulk, mass for and detailed design on a largely unimpaired roofline and its impact on the character and appearance of the historic property, the group of buildings to which it belongs and the Camden Town Conservation Area.

269 Camden High Street

Planning permission was **refused** on 11/01/2010 (ref 2009/5107/P) for erection of a mansard roof extension to add one additional floor of storage to existing shop (Class A1)

Relevant policies

National Planning Policy Framework 2019

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

CPG [Altering and extending your home Design](#) (March 2019) – Chapters [4](#) [5](#)

CPG Amenity (March 2018) – Chapters 2 and 3

CPG Interim Housing (March 2019) – Chapter 4

Camden Town Conservation Area Appraisal and Management Plan 2007

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a mansard roof including increasing the height of the rear parapet wall to facilitate the formation of a 2 bed maisonette at third and fourth floor levels in connection with the extensions and alterations to the building under planning permission dated 29/01/2018 (ref 2018/0180/P) for two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation.

1.2 The proposal would include the removal of the existing butterfly roof and erection of a mansard roof extension. The mansard would be set back from the front elevation of the building by 1.14m and would extend 2.5m in height. It would include two full height door openings on the front elevation. The rear elevation of the mansard would slope up from behind the parapet at approximately 97°. Two window openings would be installed in the rear elevation. The mansard would be constructed using traditional materials including slate roof tiles, and white timber sash windows

1.3 The mansard roof extension would form part of a two bedroom flat that would include the third and fourth floor providing a living/ kitchen area and dining room at third floor level and two bedrooms with ensuite bathrooms at fourth floor level. It would measure 73 sq. m in floor area.

1.4 Planning permission has been granted on 29/01/2019 (ref 2018/0180/P) for the two storey rear extension at first and second floor level to enlarge two existing studio flats to one bedroom flats and replacement windows to upper floors of front elevation. This permission is extant and does not expire until 02/03/2021.

2.0 Assessment

2.1 The principle considerations are considered to be:

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

Residential design standards

2.2 The proposal would include an additional storey of accommodation to the existing building to convert an existing studio flat into a 2 bedroom flat at third and fourth floor levels. It would create a high priority size of unit in line with Policy H7. The London Plan introduced new Nationally Described

Space Standards in March 2015, setting out minimum gross internal floor areas (GIA) and accommodation standards for new/converted residential units. The GIA standards for a 2 bedroom 4 person flat is 79 sq. m. The proposal would provide 73 sq. m of floor space that would fall short of the minimum floor area requirements by 6 sq. m. The maisonette would be otherwise well designed and would have dual aspect to the west and east and so would not be considered so small that it would be deemed as substandard accommodation and could easily accommodate a 3 or 4 person household.

Design

2.3 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.

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

2.5 Camden's Development Policies Document is supported by CPG (Altering and extending your home) and the Camden Town Conservation Area Statement. Paragraph 4.1 of CPG (Altering and extending your home) provides more detailed advice on roof alterations, stating that, 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 roof extension

2.6 The existing roof has its original butterfly roof form that is a distinctive feature shared by three of the properties along this part of the terrace (nos. 102 to 106 (evens)). There are no other mansard roof extensions across the group of properties that have been identified as making a positive contribution to the character and appearance of the conservation area which includes nos. 108 to 110 Camden High Street (although not included within the group of positive contributors). There are examples of mansard roofs at nos. 112 to 120 (evens) Camden High Street, however, in the CAAMS these properties are identified as *"poor quality, over-scaled, 1980's block containing the Post Office; crudely detailed with pink render, it roughly adheres to a post modern style"* and are of a different architectural age and style. They would not set a precedent for the proposed development. The mansard is therefore not considered acceptable in principle.

2.7 The proposed extension would be set back 1.14m from the front of the building at roof level and would have a height of 2.5m. Although the mansard may not be visible when standing directly opposite the application site, it would be visible in longer views from the public realm, particularly from the junction of Camden High Street and Pratt Street looking north. This is due to the neighbouring properties at nos. 100 to 104 (evens) being lower at 3 storey's in height. It would also be visible from 'above ground' windows of the properties situated opposite the application site. Given that there are no other examples of mansards on buildings of a similar architectural style and age on this part of Camden High Street, the addition would be particularly prominent resulting in development that would neither preserve nor enhance the character and appearance of the conservation area.

2.8 The application property forms part of a group of buildings that step up in height from 3 storey's up to 4 storey's as you travel along this part of Camden High Street and is considered to form an important transition building between the lower buildings to the south and the taller 4 storey buildings to the north. The proposal would result in the loss of this stepped building roofline which is considered to form part of the character of this part of the conservation area. This would be considered unacceptable and would be detrimental to the character and appearance of the terrace of

which this building forms a part.

2.9 In terms of detailed design, para 4.6 and 4.8 of CPG (Altering and extending your home) 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.

2.10 The proposed mansard has been set back behind the existing front parapet, but would project 90 degrees from the front parapet of the building and over 90 degrees from the rear parapet rather than following the design advice provided in the CPG guidance. This would increase its bulk and mass at roof level. The fenestration at the front of the mansard would not relate or respect the hierarchy of the windows below and would be considered harmful to the character and appearance of the building. Overall, the massing, form, height and detailed design of the mansard would be considered harmful to the character and appearance of the host and surrounding buildings, streetscene and conservation area. For these reasons, the proposals are considered to cause harm to the character and appearance of this part of Camden High Street and the wider Camden Town Conservation Area contrary to Policies D1 and D2 of the Camden Local Plan.

Two storey extension

2.11 The two-storey rear extension at first and second storey levels has been granted approval on 02/03/2018 under planning reference number 2018/0180/P. As the details have been included in this application an assessment has been undertaken of the extensions to provide a complete assessment of the works. The two storey rear extension at first and second floor levels would contain a bedroom for each of flats A and B and increase the internal area from 34 sq. m. to 44.5sq. m., enabling both dwellings to meet the national space standards.

2.12 The proposed rear extension would be located within a rear streetscape with little consistency of style and would only be subject to enclosed private views within the perimeter block. The rear extension would have a width of 3.8m (of a rear elevation of 5.4m), and a depth of 3.4m. The extension would leave a gap of 0.5m from the eaves of the building, on top of which is a mansard roof. While the height of the building would not fully comply with Camden Planning Guidance 1 (4.13) which strongly discourages rear extensions higher than one storey below the eaves, in this case the fact that the rear extension would be located in a roof recess on the first floor and below a mansard roof would ensure that the extension appears secondary and subservient to the host building. The design of the extension, and use of matching brick and timber sash windows, is considered sympathetic to the context.

2.13 The windows on the front of the building are also in poor condition and the top floor windows have been replaced with unsympathetic non-timber materials in the past. The application seeks permission for replacement of the life-expired windows to the front and rear elevations of the host building with timber sash windows throughout at first, second and third storey levels. This is welcomed and would enhance the contribution of this building to the street scene and the Conservation Area. Furthermore the replacement or refurbishment of the windows to the front would ensure that the living conditions within the refurbished flats would be significantly improved. For these reasons it is considered necessary and reasonable to require the front window works to be carried out.

2.14 Together, the massing, design and replacement of windows are considered appropriate and would preserve the character of the conservation area. There is no objections to this element of the scheme in terms of its impact on the character and appearance of the building or the surrounding conservation area.

Amenity

2.15 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.

2.16 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 full height door openings on the front elevation and two window openings on the rear, 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.

2.17 The rear extension will have an impact on the light afforded to two windows at nos. 108 to 110 Camden High Street, to the north of the site. Additionally, it will create an overlook between a habitable room (bedroom) and the windows opposite at no. 9 Pratt Street at a distance of approximately 12m. Considering that both of these impacts relate to offices rather than residential accommodation, this is considered acceptable. No additional amenity impact is anticipated as a result of the proposed development.

3.0 Conclusion

3.1 The erection of a mansard roof extension is not considered acceptable in principle, and the design of the mansard together with the detailed design would be out of keeping with the adjacent run of original pitched roofs. It would be contrary to design guidance provided in CPG (Altering and extending your home), the Camden Town Conservation Area Appraisal and Management Strategy and policies D1 and D2 of the Camden Local Plan.

4.0 Recommendation

4.1 Refuse planning permission for the following reason:

The proposed mansard roof extension, by reason of its massing, form, height, detailed design 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 Camden Town Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.