

Delegated Report		Analysis sheet		Expiry Date:		24/04/2019	
		N/A / attached		Consultation Expiry Date:		25/03/2019	
Officer				Application Number(s)			
Rachel English				2019/0386/P			
Application Address				Drawing Numbers			
98 Queen's Crescent London NW5 4DY				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Construction of a mansard roof extension to provide additional living space for 2nd floor flat							
Recommendation(s):		Refuse					
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
Summary of consultation responses:		Site notice displayed from 01/03/2019 until 25/03/2019 No responses received					
CAAC/Local groups* comments: *Please Specify		No responses received					

Site Description

The site contains a mid-terrace, three-storey building on the south side of Queens Crescent. The building is located within a parade of seven properties on Queen's Crescent, running from numbers 88-100.

The site is located within the Queen's Crescent Neighbourhood Centre. It is not located within a conservation area and is not a listed building. The property has a valley roof, concealed behind a parapet wall on the front facade. The valley roof is visible to the rear from Weedington Road.

The upper floors of the property are in residential use as two flats and there is a restaurant unit at ground floor level. There is a large existing extraction flue which terminates above the existing roof. Access to the building is via a door at ground level from Queens Crescent.

Relevant History

Application site

2013/5739/P - Erection of a mansard roof extension to residential flat (Class C3). Refused on 28/10/2013 for the following design reason:

The proposed roof extension by reason of its location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the general streetscene, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2014/3187/P - Erection of rear extension at first floor level to use as a storage for restaurant. Refused on 17/07/2014. Appeal dismissed.

2014/5964/P - Erection of mansard roof extension to provide additional accommodation for 2nd floor flat. Refused on 01/12/2014 for the following design reason:

The proposed roof extension, by reason of its location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the general streetscene, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

94 Queens Crescent

2012/5567/P - Roof extension consisting of mansard roof to form additional 1x bedroom flat. Refused on 13 December 2012 for the following design reason:

The proposed roof extension by reason of its design, size, position and thus visual prominence within the terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the terrace as a whole and the general streetscene, contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Relevant policies

Camden Local Plan 2017

D1 – Design

A1 – Managing the impact of development

Camden Planning Guidance (CPG) Design (adopted March 2019) – chapters 1, 2

Camden Planning Guidance Altering and extending your home (adopted March 2019) – chapters 1, 2 and 4

Camden Planning Guidance Amenity (adopted March 2018)

London Plan 2016

National Planning Policy Framework 2019

Assessment

Proposal

Planning permission is sought to construct a mansard roof extension in order to extend the existing second floor flat by creating a double bedroom with ensuite bathroom and study.

The new mansard roof would be located behind the parapet at the front and rear of the building. It would be lead lined with two windows at the front and two at the back.

Assessment

This application is assessed in terms of design and the impact of the development on the character and appearance of the host building, terrace and local area, and amenity in terms of the impact on neighbouring properties.

Design

Two applications for mansard roof extension at the application site (no. 98) were refused in 2011 and 2013 (Refs. 2010/6521/P and 2013/5739/P). The applications were refused due to the principle and location of the roof extension on a terrace of properties with an unimpaired roofline as it was contrary to policies. An application for a mansard roof extension was refused and dismissed at appeal at no. 94 Queen's Crescent. The terrace from 88-100 Queens Crescent remains unimpaired in terms of roof alterations. The terrace contains all valley roofs except for number 94 Queens Terrace.

The proposed mansard extension would interrupt the unbroken valley of roofs and be an incongruous roof form in the terrace. The roof extension would be visible from long and short views from the street as well as the cul-de-sac opposite (Ashdown Crescent). Although it is acknowledged that there are only restricted and oblique public views of the rear valley roofs along the terrace as seen from Weedington Road, this does not lessen the importance of retaining this feature in a well preserved terrace such as this.

Policy D1 of the Local Plan seeks to ensure high quality design and development that respects the local context and character. Chapter 4 of CPG – Altering and extending your home states that “A roof alteration or addition is likely to be unacceptable where there is likely to be an adverse affect 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, even when a proposal involves adding to the whole terrace or group as a co-ordinated design.”

The proposed extension would lose the valley form and not reflect the roof form of the adjoining

buildings or terrace and would harm the appearance of the host building and surrounding area. This would be contrary to policy D1 of the Local Plan and guidance with CPGs. The application is recommended for refusal on this basis.

Amenity

Due to the location of the proposed roof extension, it would not have any unacceptable impact on the amenity of neighbouring occupiers with regards to loss of sunlight, daylight or overlooking.

Conclusion

The proposed roof extension would break an unimpaired roofline and give rise to a detrimental impact on the character and appearance of the host building and the surrounding terrace and local area contrary to policy D1 of the Camden Local Plan 2017.