

Grounds for Appeal

Site Address:

73 Farringdon Road
London
EC1M 3JQ

Feb 2019

Planning Application Reference:

2018/5779/P

Contact Details:

Applicant:

Pearl & Coutts

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This statement accompanies an appeal against Camden Council's decision to refuse planning permission for planning consent at the above address:

- Planning application reference 2018/5779/P

The application was registered on 13 December 2018 and decided on the 15th January 2019.

Proposal description

Erection of single storey mansard style roof extension to provide 1 x 2 bed residential unit (Use Class C3)

Introduction

The proposed flat top mansard roof extension is a modest addition to the existing building offering significantly more internal flexibility whilst also respecting the scale and appearance of the existing and adjoining properties. The proposed extension will replace the existing pitched roof and will be set back from the building perimeter and partially hidden behind the parapet wall to further minimise overlooking.

The application site is situated within the Hatton Garden conservation area at the junction of Farringdon Road and St. Cross Street. The Hatton Garden area is mixed in character with many high-quality historic buildings as well as significant modern development. Farringdon Road forms the border of the conservation area, with predominantly 19th and 20th century buildings with active shopping frontages to the western side and 1980's offices to the east. Farringdon train station is a few minutes' walk to the south, providing excellent transport links around the city and beyond. The site is part of a conservation area however the existing building is not listed.



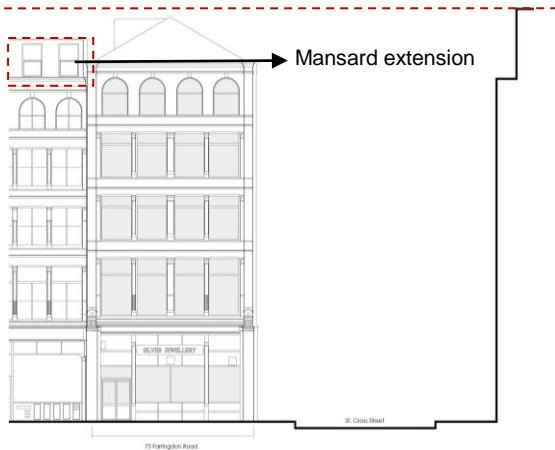
View towards 73 Farringdon Road

The reasons for refusal of **2018/5779/P** were as follows:

The proposed roof extension, by reason of its size, scale, height and design, would harm the character, appearance and architectural integrity of the host property, the adjoining terrace of which it forms a part and would be detrimental to the character of the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017

Grounds for Appeal

We believe the Planning Officers core reason for refusal is unsupported and we wish to argue here contrary through a more focused analysis of the design.



Proposed: East Elevation (Adjacent mansard extensions)



Proposed: East Elevation

The host building in principle was designed to be more prominent than its neighbours. The two adjacent buildings to the south have mansard extensions that make the corner building now seem to low. The proposal seeks to re-establish the building as a book-end to the terrace, whilst set back behind the existing parapet to minimise the visual impact of the extension. It is evident from the image below, that despite the setback of the two adjoining mansard extensions they are still visible on Farringdon Road.



The refusal reason suggests that the extension would harm the character, appearance and architectural integrity of the host property and the adjoining terraces. We suggest however that the proposed

appearance and elevation composition is appropriate both within its setting of the surrounding Hatton Garden Conservation Area, whilst responding to the council's requirement for high quality design.

The 2007 refusal and the subsequent appeal dismissal (appeal Ref: APP/X5210/A/08/2080749) also for a mansard style roof extension highlighted concerns in regards to the window detailing and the lack of hierarchical arrangement in which the windows become smaller at the top of the building. Furthermore, inclusion of only two windows on the North elevations to St Cross Street were deemed to be poorly related and much wider than those windows on the host building.

The appeal proposal takes into consideration the extensive fenestration of the elevation beneath, whilst respecting the design of the host building and the terrace of which it is part. The dormer windows are subordinate in relation to windows on the existing facade below, reflecting the rhythm of the host building and allowing the appeal proposal to tie in more harmoniously within its surrounding context.



(Ref 2007/6029/P) Proposed: North Elevation

*(Ref 2018/5779/P)
Proposed: North Elevation (window relationship study)*

The refusal comments regarding the potential harm to the character, appearance and architectural integrity of the host property and the adjoining terraces, have been addressed as the current appeal proposal whilst similar in style to *(Ref 2007/6029/P)*, takes a more elegant approach reflecting the elevation composition of the host and surrounding buildings.

Planning History

2007/6029/P - Erection of a 5th floor roof extension, including 3 dormer windows and front roof terrace, to provide a one bedroom self-contained flat. **Refused 21/01/2008.**



(Ref 2007/6029/P)
Proposed: North Elevation

Proposed: East Elevation

Proposed: West Elevation

APP/X5210/A/08/2080749 – The refusal was appealed and subsequently dismissed by the Inspector who agreed with the Council’s view that the proposed extension would cause significant harm to the character and appearance of the host building and surrounding conservation area. However, the Planning Inspector was in agreement ‘that this corner location justifies a taller building, particularly as there are taller buildings on other corners along Farringdon Road, including on the opposite side of St Cross Street’.



Taller buildings on St Cross Street

5 October 2018 - 2018/0927/P – Permission refused for erection of single storey roof extension to provide 2 x 2 bed residential units (Class C3). The reason for refusal was as follows:

The proposed roof extension, by reason of its size, scale, height and design, would harm the character, appearance and architectural integrity of the host property, the adjoining terrace of which it forms a part and would be detrimental to the character of the wider conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.



Ref 2018/092/P)
Proposed: North Elevation

Proposed: East Elevation

Proposed: West Elevation

In light of the refusal of applications **2007/6029/P** and **2018/0927/P** we have taken into consideration the Planning Inspectors comments that a much more sensitive or considered design could be acceptable. However we feel that the Council has ignored this aspect of the appeal decision and seems to be suggesting that nothing is appropriate.

Summary

We would argue that the form and design of the proposal are appropriate to its context and that overall extension has been designed with appreciation of the area's character, as the scheme takes influence from its surrounding context and improves upon the appearance of the existing building. It is our view that the proposal has an overall positive impact on the conservation area and is therefore in line with Camden's Local Plan policy D1 concerning design and D2 concerning Heritage.

We therefore submit this report in support of our case and respectfully ask the Planning Inspector to allow the appeal.