

Delegated Report		Analysis sheet	Expiry Date:	22/05/2019
		N/A / attached	Consultation Expiry Date:	06/05/2019
Officer			Application Number(s)	
Kristina Smith			2019/1677/P	
Application Address			Drawing Numbers	
63 Harmood Street London NW1 8DT			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a mansard roof extension				
Recommendation(s):		Refuse Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	00
Summary of consultation responses:	<p><u>A site notice was displayed between 12/04/2019 and 06/05/2019</u> <u>A press advert was published between 11/04/2019 and 05/05/2019</u></p> <p>Two letters of support have been received from no's 69 and 76 Harmood Street on the following grounds:</p> <ul style="list-style-type: none"> • Larger family homes are needed in order to represent more diverse range of housing stock <p><i>Officer response: Providing a range of unit sizes is a Council priority; however, this cannot come at the expense of the identified harm to the conservation area. Please see section 3 of report for further discussion.</i></p> <ul style="list-style-type: none"> • Design is sympathetic and would enhance the street scene • No conflict with conservation area; mansard roofs look good and are in-keeping with the period of the street <p><i>Officer response: Please see section 3 of this report.</i></p>			
Local Groups/ CAAC comments:	N/A			

Site Description

The site is a two storey single dwelling house on the west side of Harmood Street. Although part of a longer terrace (no's 59-93), the property forms a pair with its adjoining neighbour at no.61 which were rebuilt on an area cleared by bomb damage. As a result, they have less elaborate architectural detailing but retain the same scale and characteristic valley roof. The application adjoins the only anomalous building of the terrace, a three storey building with a hipped roof.

The site is located within the Harmood Street Conservation Area and is referred to as a positive contributor.

Relevant History

2016/4848/P - Erection of single storey side infill extension and rear extension – **Granted 19/10/2016**

Relevant policies

National Planning Policy Framework (2019)

National Planning Practice Guidance

The London Plan 2016

Camden Local Plan 2017

The Local Plan policies relevant to the proposals are:

- G1 Delivery and location of growth
- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance - 2018

- CPG Design
- CPG Altering and Extending your home
- CPG Amenity

Harmood Street Conservation Area Statement (2005)

Assessment

1. Proposal

1.1 The applicant seeks planning permission for:

- Erection of mansard roof extension to provide additional residential floorspace for existing dwelling house (C3)

2. Assessment

2.1 The main considerations in the assessment of the application for planning permission are:

- Design and conservation
- Amenity

3. Design and conservation

3.1 Policy D1 of the Local Plan requires all developments to be of the highest standard of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape

3.2 Furthermore, by virtue of the site being located within the Harmood Street conservation area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected in policy D2 (Heritage) which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.3 Paragraph 4.6 of CPG (Altering and extending your home) provides detailed guidance on roof extensions, stating “*Additional storeys ... 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*”. Mansards are evidently not an established roof type along Harmood Street and no other building in the wider group (no’s 61-93) demonstrate a roof addition of any kind and as such retain a strong parapet line emphasised by a white rendered band at roof level. The proposal is therefore considered to have an unacceptable impact on the original character and proportions of the host dwelling.

3.4 Harmood Street has a strong character of two storey terrace properties with a “cottage” character. The Harmood Street Conservation Area statement states that the “*area remains remarkably free from extension at roof level, and this contributes greatly to its cottagey feel*”. Introducing a mansard roof extension into this environment would be harmful to the collective value of these properties that have all retained their original proportions and valley roofs. As such, the proposal is considered to bring about harm to the character and appearance of the Harmood Street Conservation Area, albeit less than substantial.

3.5 The application site is located next door to no.65 and one away from no.59 Harmood Street, two rare examples of three storey buildings on the street. No.59 Harmood Street is located at the end of terrace and is thought to have once been a public house. No.65 Harmood Street is a rather anomalous mid-terrace Victorian building that intercepts the terrace yet is understood as distinct. Both no’s 61 and 65 are of a different architectural style to the prevailing two-storey terrace character and are not considered appropriate justification for additional height at the application site.

3.6 The submission includes a potential front elevation showing the neighbouring property at no.61 comprising a mansard roof extension also. Whilst the erection of a mansard roof extension over both properties would balance the pair, two mansards would remain unacceptable as roof extensions are uncharacteristic of the street. Furthermore, there is no guarantee to ensure that a mansard at no.61 would come forward.

3.7 The proposed mansard would comprise two front and two rear dormer windows with timber sash units, have a flat roof and be set behind the parapet. The front and rear roof slopes would be of a 75 degree angle and clad in slate. The detailed design and use of materials of the mansard is typically considered appropriate for mansard extensions; however, this does not overcome the in principle objection to the proposal. There are no public benefits that would outweigh the great weight given to the harm to the conservation area.

4. Amenity

4.1 The massing of the roof extension would be contained within the building's envelope and is located sufficiently far away from the windows of neighbouring occupiers for there to be no adverse impact on the amenity of surrounding neighbours in terms of loss of light, outlook or privacy.

5. Recommendation

5.1 Refuse Planning Permission