

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/05/2019			
		N/A		<b>Consultation Expiry Date:</b>		15/04/2019			
<b>Officer</b>				<b>Application Number(s)</b>					
Ben Farrant				2019/1315/P					
<b>Application Address</b>				<b>Drawing Numbers</b>					
85 Jamestown Road London NW1 7DB				See draft decision notice					
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>			
<b>Proposal</b>									
Variation of condition 2 (approved drawings) of planning permission ref: 2014/4058/P dated 18/06/2014, allowed at appeal ref: APP/X5210/W/14/3000701 dated 10/04/2015, for 'Mansard roof extension to create additional floor to 3rd floor flat and infill extension at side'; namely to amend fenestrations number, scale, siting and details; installation of glazed roof light; extended chimney stack; and removal of coving detail (part-retrospective).									
<b>Recommendation(s):</b>		Refuse Planning Permission							
<b>Application Type:</b>		Full Planning Permission							
<b>Conditions or Reasons for Refusal:</b>		Refuse Permission							
<b>Informatives:</b>									
<b>Consultations</b>									
<b>Adjoining Occupiers:</b>		No. of responses		00		No. of objections		00	
<b>Summary of consultation responses:</b>		A site notice was displayed on 22/03/2019 requiring representations by 15/04/2019. No responses were received.							

## Site Description

The application site is a four storey building (plus mansard roof addition) on the junction of Jamestown Road and Oval Road.

The property is outside of a conservation area, however it is adjacent to the Regents Canal and Primrose Hill Conservation Areas and is locally as a group which includes the adjoining terrace along Jamestown Road; similarly the adjoining block of terraces on Oval Road is locally listed as a group. The site is opposite the Grade II listed Gilbey House.

## Relevant History

### 85 Jamestown Road (application site)

The site has a long planning history, below is the most relevant history to this application:

**APP/X5210/W/19/3224577** - Appeal against refusal of planning application 2018/1486/P - **Ongoing (Start Letter dated 22/03/2019)**.

**2018/1486/P** - Installation of double doors and Juliet balcony at fourth floor leading to flat roof; installation of railings to flat roof (retrospective) - **Refused and Warning of Enforcement Action to be Taken (28/09/2018)**. 2 reasons for refusal: 1) French doors and Juliet balcony would be unsympathetic additions, failing to preserve or enhance the terrace or adjacent conservation areas/listed buildings 2) The proposed French doors and railings would facilitate the roof as an amenity space, with unduly harmful loss of privacy to neighbours at 14, 16 and 18 Oval Road.

**2017/5170/P** - Installation of 1 x window at third floor level; double glazed aluminium framed windows to third and fourth floors; increase height of party wall chimney stack; installation of 1 x roof light (Retrospective) - **Refused and Warning of Enforcement Action to be Taken (07/02/2018)**. 1 reason for refusal: 1) Inappropriate design and materials represents an unsympathetic addition which fails to preserve or enhance the buildings character, appearance or historic interest representing less than substantial harm to this Locally Listed Building without any public benefit.

**2014/4058/P** - Mansard roof extension to create additional floor to 3rd floor flat and infill extension at side - **Refused 08/09/2014**. 3 reasons for refusal: 1) inappropriate siting, scale height and design 2) lack of details to confirm compliancy with Lifetime Homes Standards 3) lack of S106 for car free housing. **Appeal allowed Ref: APP/X5210/W/14/3000701 (10/04/2015)**. The Inspector noted that given the set back and use of materials the proposal would be acceptable, provide a 'book-end', and would be in-keeping with surrounding mansards.

**2014/0635/P** - Change of use of part ground floor from B1 office to self-contained studio flat and three storey side infill extension to extend residential flats on 1st, 2nd and 3rd floor levels and associated use of basement vault as cycle storage - **Granted (10/06/2014)**.

## Relevant policies

**National Planning Policy Framework 2019**

**The London Plan March 2016**

**The Camden Local Plan July 2017**

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

## **Camden Planning Guidance**

Draft CPG Design (2019): Section 2 (Design excellence), 3 (Heritage)

CPG Amenity (2018): Section 2 (Overlooking, privacy and outlook)

### **Assessment**

#### **Proposal**

The application proposes minor alterations to the previous application (Ref: 2014/4058/P dated 08/09/2014) which was refused and subsequently allowed at appeal (Ref: APP/X5210/W/14/3000701 dated 10/04/2015), the original application was for the erection of a mansard roof extension and infill extension to the side. This application is seeking the following:

- Retention of skylight to mansard
- Formation of glazed balustrade to second floor fenestration fronting Jamestown Road
- Extended chimney stack and party wall to no. 83 Jamestown Road
- Retention of 4no. single pane aluminium framed windows to the mansard (rather than previously approved timber casement sash windows) fronting Jamestown Road and Oval Road
- Installation of aluminium framed window to third floor Jamestown Road elevation with glazing bar details similar to the floor below
- Amendment to aluminium framed windows to third floor Oval Road elevation with glazing bar details similar to the floor below
- Removal of third floor coving detail to Jamestown Road and Oval Road elevations

#### **Assessment**

The assessment comprises the following elements:

- Design
- Impact on neighbours

#### **1.0 Design**

1.1 Local Plan Policy D1 states that The Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

1.2 Local Plan Policy D2 states that The Council will The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. It states that the effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

1.3 There are no concerns arising from the installation of the skylight; this is a flush fitting addition on the flat roof of the newly constructed mansard. Given its lack of visibility atop the newly constructed addition this is considered to be acceptable and would not impact on the character and appearance of the property or the surrounding area.

1.4 Similarly the formation of the glazed balustrade to the second floor Jamestown Road elevation is considered to be acceptable on balance. Whilst this is not a typically desirable feature, given the modern nature of the extension and glazing details, coupled with the simple design and form of the balustrade (being a single frameless pane of glass) this is considered to be acceptable in this instance.

- 1.5 Similarly increasing the height of the chimney stack and party wall with no.93 is considered to be acceptable in both design and amenity terms.
- 1.6 The aluminium framed double glazed units at fourth floor are considered to be unsympathetic to the character and appearance of the host building which is a Locally Listed Building. Whilst it is acknowledged the mansard is a modern addition to the property, it is of a traditional style, sympathetic to the host building, and the traditional fenestration details (which were previously allowed at appeal) are an important contribution to this overall appearance. Indeed it was noted within para. 16 of the Planning Inspector's report of the previous application (Ref: APP/X5210/W/14/3000701 dated 10/04/2015) that: "*These characteristics, together with the use of traditional materials would, I find, ensure that the proposal would appear sympathetic to its surroundings.*" It was further noted that conditions controlling materials were "*necessary to protect local character*", with details required under condition 4 of the allowed appeal; no details were submitted to the Local Planning Authority.
- 1.7 The aluminium casement windows presented at fourth floor are considered to be unsympathetic and incongruous additions to the building which fail to preserve or enhance its character, appearance or historic interest. The additions would represent less than substantial harm to the character and appearance of this heritage asset without any demonstrable public benefit and is therefore unacceptable in principle.
- 1.8 There is no objection to the principle of reopening the window to the front elevation at third floor level; this faces into Jamestown Road and would not result in a loss of privacy or harm to neighbouring amenity. It is also acknowledged that this was originally a position of a window (which has been historically infilled) and given its alignment between the original sash window of the second floor and the window in the mansard above, this is considered to be acceptable in principle. It is considered however that the fenestration detail proposed here is unacceptable as are the details of the third floor Oval Road facing fenestration. Limited details have been provided of the proposed windows at third floor, however it appears as though glazing bars would be applied to the exterior of the existing windows (which have a similar design to those on the fourth floor). The retention of aluminium windows with externally applied glazing bar detail is considered to be unacceptable on such a sensitive building in this location and of this prominence for the reasons established above.
- 1.9 The coving of the property is an important part of its design, contributing to its overall character and appearance, as well as contributing to the character and appearance of the surrounding area. The removal of this key feature is considered to cause harm to the overall design of the property, further emphasising the modern nature of the roof alterations when compared to the more historic host property. In the absence of the coving detail, the large rendered area is considered to form an incongruous addition to the property and would result in undue harm to its character and appearance.
- 1.10 Given the above assessment, the proposed development is contrary to policies D1 & D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

## **2.0 Impact on neighbours**

- 2.1 Policy A1 of the Local Plan seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
- 2.2 Given the scale of the proposed works, the proposal is considered to be acceptable in respect of its impact on surrounding residential amenities.

**Recommendation**

Refuse planning permission.