

Delegated Report		Analysis sheet		Expiry Date:		22/03/2019	
		N/A		Consultation Expiry Date:		07/04/2019	
Officer				Application Number(s)			
Patrick Marfleet				2019/0468/P & 2019/1216/L			
Application Address				Drawing Numbers			
Flat 4th Floor 31 Gloucester Avenue London NW1 7AU				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Enlargement of mansard roof extension at fourth floor level.							
Recommendation(s):		Refuse Planning Permission and Listed Building Consent					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses		02		No. of objections	
		No. electronic		02		02	
Summary of consultation responses:		<p>Site notice: 07/03/2019 - 31/03/2019 Press notice: 14/03/2019 - 07/04/2019</p> <p>Two objections were received from the occupants of 33 Gloucester Avenue and the third floor flat of 31 Gloucester Avenue on the following grounds:</p> <ol style="list-style-type: none"> Existing plans are inaccurate and do not reflect the correct design and proportions of the existing building. Proposed bringing forward of the existing mansard towards front parapet would exacerbate rather than mitigate the harmful impact the extension has on the original character and setting of the host and neighbouring buildings. The proposed enlargement of the roof extension would increase its prominence within the street-scene and cause unacceptable harm to the character of the surrounding conservation area. The proposal would provide a small amount of additional space for 					

the existing one-bed flat at the site which does not provide any public benefit that would outweigh the harm caused to the heritage asset.

5. The original mansard roof conversion at 31 Gloucester Avenue violated building control and encroached into space that was not demised to the fourth floor flat or the whole block at number 31, but is part of the area belonging to number 33 which still needs to be rectified.

Officer response

- 1-4. See section 2.2 of this report.
5. Party wall and land ownership conflicts are a civil matter which the Council would have no involvement with.

CAAC/Local groups comments:

The **Primrose Hill CAAC** objected to the application on the following grounds:

1. The Committee noted the ways in which the current application was modified from the 2018 application, but advises that these modifications do not meet the grounds for refusal in 2018, which remain applicable to the 2019/0468/P application.
2. The proposed revised roof extension would be seriously harmful to this recognized symmetry of the Listed Building by disrupting the rhythms of the projecting bays at the roofline, a major element in the formal 'shape' of the terrace as a whole. The roofline is prominent in longer views, and the bringing forward of the front enclosure to the front of the chimney stacks would mean that the proposed extension would be highly visible in long views.
3. In terms of the conservation area, we also note that the application property, and the whole terrace, is designated in the Primrose Hill Conservation Area Statement at PH18-19 as properties where roof extensions which change the shape and form of the roof are unlikely to be acceptable. PH18 also identifies the importance of protecting buildings which constitute part of a terrace which 'remains largely, but not necessarily completely, unimpaired'. This is the case here. It is accepted that the extension at no. 16 precedes both Listing and designation of the CA, and is, therefore, not a valid precedent for the present application.

Site Description

The application site is an end of terrace mid-Victorian townhouse with lower ground floor which has been converted into flats. The building and terrace at 15-31 Gloucester Avenue are designated as Grade II Listed Buildings. The site is located within the Primrose Hill Conservation Area.

The building has 4 principal storeys plus a lower ground floor level. The building is constructed from render at lower/upper ground floor levels and stock brick above with render/stone work quoin, cornice and parapet detailing and timber sash windows. The property also has a set-back roof extension which is not original to the building which measures 5.5 m width 5 m depth and 2.7 m height and is set back 3.9 m from the front of the roof. It is constructed from slate with casement windows to the front and rear and French doors to the rear with a glass balustrade. The Council has no planning/building control records to confirm the date of the construction of the roof extension. The application relates to this 4th floor level which is located within the existing set back roof extension.

Relevant History

Application Site

2018/1123/P & 2018/1682/L - Erection of a mansard roof extension with front dormer windows, formation of rear inset terrace with glass balustrading, replacement of existing rear door/balcony with new window and associated internal alterations. **Refused 06/06/2018 due to unacceptable impact the proposed development would have on the character and historic interest of the listed building and appearance of the wider conservation area.**

Relevant policies

National Planning Policy Framework (2019)

The London Plan March 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

CPG Design (2019)

CPG Altering and extending your home (2019)

CPG Amenity (2018)

Primrose Hill Conservation Area Statement (2000)

Assessment

1.0 PROPOSAL

1.1 Planning permission and listed building consent is sought for the enlargement of the existing mansard roof extension at the site to provide additional habitable space for the existing one bed unit (Class C3). The proposal would bring the front elevation of the extension further towards the front parapet of the building, increasing its depth by approximately 1.8 metres and creating 10sqm of additional floorspace.

1.2 BACKGROUND

1.3 Officers note that planning permission and listed building consent for the proposed enlargement of the existing roof extension was refused in 2018 (see site history) due to the harmful impact the proposal was considered to have on the character and appearance of the listed building and surrounding conservation area. Therefore, whilst the current scheme has sought to address the reasons for refusal of the previous scheme, by removing the proposed rear terrace area and reducing the depth of the proposed extension by approximately 1.5 metres, the size, scale, location and design of the revised proposal is still considered to have an unacceptable impact on the special interest of listed building and wider terrace, and the appearance of the surrounding conservation area. The design/heritage impacts of the current proposal are discussed in more detail below.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 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.

2.2.2 The Primrose Hill Conservation Area Statement describes no's.15-31 as a grand terrace of listed houses with stucco detailing. The terrace is made up of buildings that are four storeys, with basements, and are narrow in width, with two windows to each floor. They are discretely designed to form symmetrical compositions. This symmetry is achieved through variations in form and decoration at the centre and/or ends of the terrace, including projecting sections and arrangement of porches. Policy PH18 of the Conservation Area Statement states that roof extensions and alterations, which change the shape and form of the roof, can have had a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building.
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired.
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views and views from the parks.
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent

2.2.3 Additionally, Policy PH19 of the Conservation Area Statement states that for the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely

to be acceptable at 1-35 odd Gloucester Avenue.

2.2.4 Furthermore, paragraph 4.2 of the Council's supplementary guidance document – Altering and Extending Your Home, states: Roof alterations or additions are likely to be unacceptable in the following Circumstances:

- Where there is likely to be an adverse effect 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.

Impact on Listed Building and adjoining terrace

2.2.5 With regard to the impact of the proposal on the special interest and historic significance of the listed building, officers note that the current revised scheme would not project as far towards the front parapet of the building when compared with the previous refusal. However, the current scheme would still result in a significant amount of the remaining valley roof at the property being completely lost, with only a small 10sqm section of the original roof being retained. Furthermore, the proposed extension would be built right up to the existing chimney stack and would obscure this important feature which is a key characteristic of properties all along the adjoining terrace. The proposal would therefore result in an unacceptable loss of historic fabric and cause irreversible harm to the original character and proportions of the listed building. Further, the design and fenestration of the front and rear elevations of the extension would fail to appropriately relate to the existing facades below.

2.2.6 With regard to the impact on the adjoining terrace, officers note the only other existing mansard extension is to the property at no. 17, which is located close to the eastern end of the terrace, and is visible above the front parapet. However, this extension was added before the terrace was listed in 1974 and does not appear to benefit from planning permission or listed building consent. Therefore limited weight can be given to this extension when assessing the current proposal. Furthermore, the nearby extension only serves to demonstrate the harm unsympathetic additions of this kind have on the original character of a building.

2.2.7 At present, the existing extension at the application property is set well back from the front of the building and only visible in long views from the surrounding public realm. Therefore, increasing the size and front projection of the proposal would increase its prominence in long and short views and would further harm the symmetry and composition of the buildings in the adjoining terrace.

2.2.8 Paragraph 196 of the NPPF states: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Given the requirements of the NPPF, officers do not consider the provision of additional floorspace to a 1 bed flat to be a public benefit that would outweigh the demonstrable harm the proposal would cause to the significance of the listed building/terrace.

2.2.9 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Impact on Conservation Area

2.2.10 The proposed mansard roof extension would extend the existing roof extension further towards the front elevation of the host building which would result in it being clearly visible above the front parapet in a similar way to the unauthorised extension at no. 17. As mentioned above, the application

building is part of the listed terrace at 15-31 Gloucester Avenue, which remains largely unimpaired by roof extensions and alterations. The proposed development would increase the prominence of the roof extension and unbalance the original design and proportions of the host building and neighbouring terrace. This would set a worrying precedent for similar development of this nature to neighbouring properties in the street, which would cause further harm to the character and appearance of the conservation area.

2.2.11 As a result, the proposed extension would cause unacceptable harm to the character and appearance of the host building, wider terrace and Primrose Hill Conservation Area contrary to policies D1 and D2 of the Local Plan, PH18 and PH19 of the Conservation Area Statement and the guidance contained within the Council's supplementary guidance document – Altering and Extending Your Home.

2.2.12 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the 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. For the combination of reasons set out above the proposed development would fail to preserve or enhance the character and appearance of the host building, adjoining terrace and wider Primrose Hill conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The size and scale of the proposed extension would not cause harm to neighbouring amenity in terms of loss of light and outlook. Furthermore, the proposed front and rear windows would share the same outlook as the existing windows below and would not lead to increased levels of overlooking as a result.

3.0 Recommendation

3.1 Refuse planning permission and listed building consent