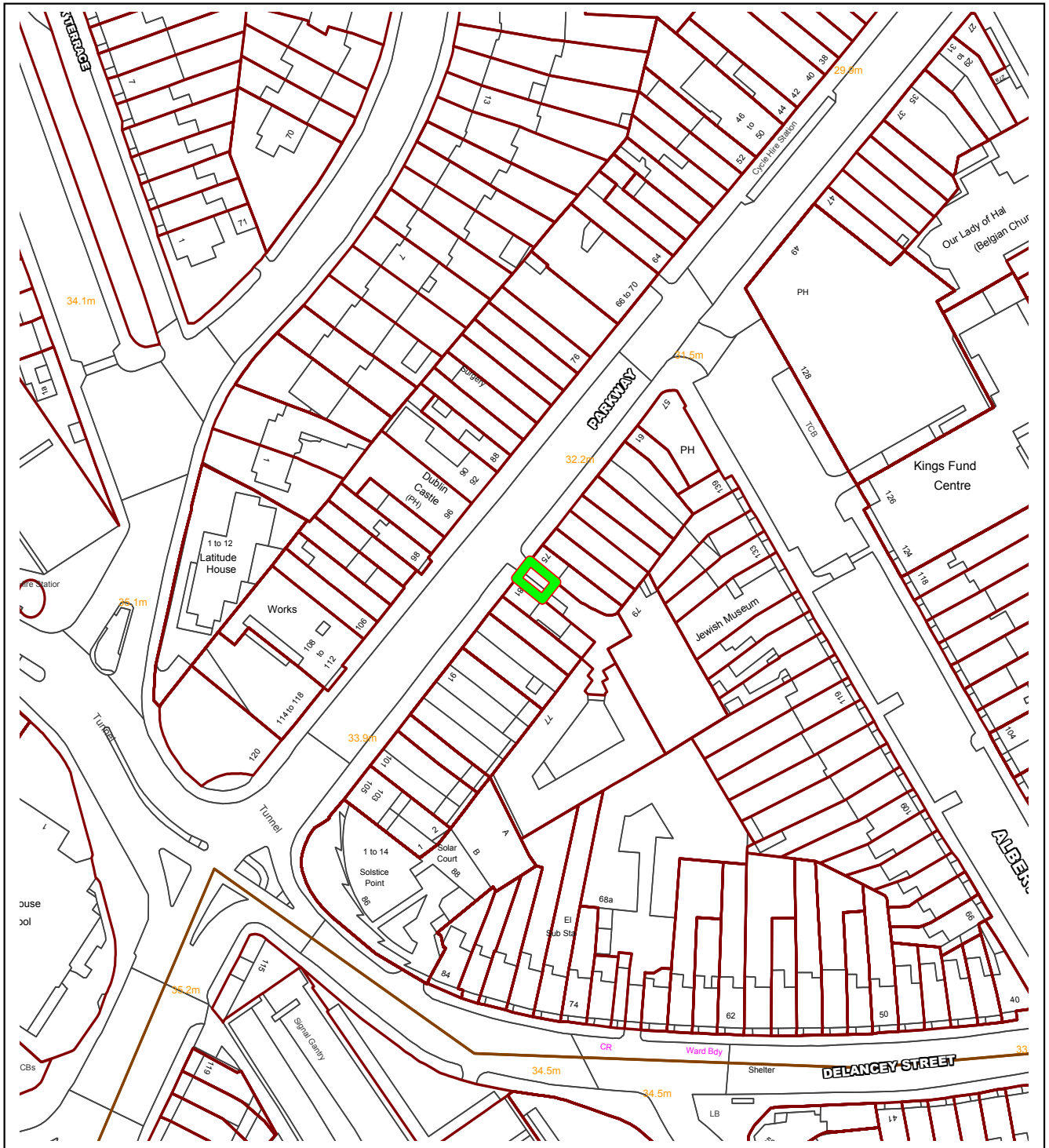


79A Parkway, NW1 7PP (2019/3072/P)



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



1) Front elevation



2) Birds eye view highlighting that the majority of roofslopes have been altered within the terrace

Delegated Report		Analysis sheet		Expiry Date:	20/08/2019
(Members Briefing)		N/A		Consultation Expiry Date:	11/08/2019
Officer				Application Number(s)	
Sofie Fieldsend				2019/3072/P	
Application Address				Drawing Numbers	
79A Parkway London NW1 7PP				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full planning application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 17/07/2019 (consultation end date 10/08/2019), and a press notice was displayed on 18/07/2019 (consultation end date 11/08/2019).</p> <p>No third party comments were received following public consultation on the scheme.</p>			
Camden Town Conservation Area Advisory Committee (CAAC)	<p>The Camden Town CAAC objects to the scheme on the following grounds:</p> <p>'The Camden Town Conservation Area Appraisal and Management strategy explicitly states in Part 2 in relation to New Development and work to existing buildings within them under 'roof alterations that: "The Conservation area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roof scape and will not be acceptable."</p> <p>Officer response:</p> <p>1) See sections 2.4-2.9</p>			

Site Description

The application concerns a self-contained residential flat (Use Class C3) located at the first and second floor of no.79A Parkway, a three storey mid-terraced building with an undercroft at ground floor.

The site is located within the Camden Town Conservation Area and while the building is not listed, it is recognised as making a positive contribution to the character and appearance of the conservation area.

Relevant Planning History

No.69 Parkway (application site)

None directly applicable.

The following history from other nearby properties demonstrates that the Council has in the past supported roof additions where they would not cause harm to the character and appearance of the host properties/terrace. Conversely, it also highlights how applications for works that would introduce inappropriate roof additions will be resisted:

No.63 Parkway

2009/4067/P- Conversion of upper floors of the building from ancillary retail to 2 residential units (1 x studio and 1 x 2 bedroom), installation of new shop front, erection of mansard roof, erection of rear extension at first and second floor level and new balcony at rear second floor level.– Granted subject to S106 27/04/2010.

67 Parkway

8701404 - erection of a roof extension and a rear extension at 1st and 2nd floor level and conversion of upper floors to provide 1 X 1 bedroom flat and 1 X 2 bedroom maisonette – Granted September 1988

71 Parkway

8601249- construction of a roof extension at third floor level the installation of a new shop front, the erection of a glazed rear extension at first floor level and the installation of new roof lights in the existing rear extension – Granted January 1987

75 Parkway

9501301 - erection of an additional floor at roof level and alterations to the windows on the rear elevation at first and second floor level - Refused July 1996

No.89 Parkway

PEX0100648- Conversion of upper floors from one to two self-contained flats and additional mansard roof extension at third floor level,– Refused 13/11/2001

97 Parkway

9301513 - erection of a ground floor extension for retail use and extensions at rear first floor and roof levels associated with the formation of a first floor flat and a second/third floor maisonette – Granted July 1994

99-101 Parkway

2006/1944/P - erection of a mansard roof extension and front roof terrace at third floor level for top floor flat - Granted June 2006

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

D1 Design

D2 Heritage

T2 Parking and car free development

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

Camden Town Conservation Area appraisal and management strategy (2007)

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

Erection of mansard roof extension measuring 3m height, 6.3m depth and 4.9m width (full width). Materials will match the existing host property. It will provide an additional 4th bedroom for the existing flat.

2. Conservation and design

2.1. 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).

2.2. Local Plan Policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

2.3. The application site is located within the Camden Town Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of that area.

2.4. Whilst it is acknowledged that the proposal would result in the loss of this valley roof, it is not part of an unbroken terrace of valley roofs, and it is noted that 12 of the 19 properties of this style in the terrace on this side of the road have already completed similar mansard extensions or other roof extensions. The majority of the terrace on the other side of the road have also lost their valley roofs. The proposed development would fit within this context of mansards and would have an appropriate siting scale and design and would not serve to cause harm to the character and appearance of the property (which is noted as a positive contributor) nor to the

terrace or wider conservation area.

- 2.5. The design of the proposal will comply with CPG Guidance on mansard roofs. The fenestration to the front elevation would be appropriately aligned with the floors below, and the set back of the mansard means it would not be immediately prominent in public views. A section has been submitted with the application showing only limited views from Parkway. In any event, it is noted that mansards form an established part of the character of the area, and no harm is considered to ensue as a result of the proposed development given the surrounding context. The rear elevation is similarly considered to be acceptable.
- 2.6. The plans propose materials to match the existing and this would be acceptable.
- 2.7. The overall proposal is considered to have a neutral impact upon the property and surrounding conservation area, and would not constitute harm to its character or appearance. Whilst the proposal would result in the loss of a valley roof, the property is not within a row of unbroken roof slopes, indeed it is one of the remaining 7 valley roofs within this terrace of 19 properties. On balance, it would be unreasonable to resist the proposal on the basis of the loss of the valley roof.
- 2.8. The proposal is considered to preserve the character and appearance of the conservation area. 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.

3. Impact on Neighbour Amenity

- 3.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 3.2. Given the siting, scale and design of the proposed additions (being contained entirely within the roof of the existing building), they are considered not to unduly impact on the residential amenities of neighbouring occupants.
- 3.3. Given the scale of proposed works, Transport Officers have confirmed that a Construction Management Plan (CMP) would not be required in this instance.
- 3.4. Given the above, the proposal is considered not to result in undue harm to neighbouring amenity in compliance with policy A1 of the Local Plan.

Recommendation:

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd September 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3072/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 23 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Press Investmenst Limited
116A Highbury New Park
London
N5 2DR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
79A Parkway
London
NW1 7PP

DECISION

Proposal: Erection of mansard roof

Drawing Nos: Park/19/P/01; Park/19/P/02 (existing); Park/19/P/02 (proposed); Park/19/P/03 and Park/19/P/05.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Park/19/P/01; Park/19/P/02 (existing); Park/19/P/02 (proposed); Park/19/P/03 and Park/19/P/05.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION