

Delegated Report		Analysis sheet	Expiry Date:	20/06/2019
		N/A / attached	Consultation Expiry Date:	10/06/2019
Officer			Application Number(s)	
Kristina Smith			2019/2217/P	
Application Address			Drawing Numbers	
73 Leverton Street London NW5 2NX			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	01	No. of objections	01
Summary of consultation responses:	<p> <u>A site notice was displayed between 17/05/2019 and 10/06/2019</u> <u>A press advert was published between 16/05/2019 and 09/06/2019</u> </p> <p> One objection was received from no.13 Leverton Street on the following grounds: </p> <ul style="list-style-type: none"> • The proposed extension will destroy the continuous roofline of the neighbouring houses. There are no extensions on the roofs of several houses on either side. The proposed extension would stand out in an ungainly manner. It would also establish a precedent. <p> <i>Officer response: please refer to section 3 (design and conservation section of report)</i> </p> <ul style="list-style-type: none"> • At the time of writing, there are no plans, relating to this application, available to view on Camden's website. <p> <i>Officer response: this was a temporary website glitch that was rectified soon after and the objector informed</i> </p>			
Local Groups/ CAAC comments:	No response from the Kentish Town Neighbourhood Forum or Kentish Town Conservation Area Advisory Committee have been received.			

Site Description

The application site relates to a three storey (plus basement) mid-terrace building on the west side of Leverton Street, located directly opposite the junction with Countess Road. The buildings are arranged in symmetrical pairs with the application site being paired with no.71 Leverton Street. The topography of the street means that each pair steps up as the road rises from south to north.

The rear boundaries of the properties abut Railey Mews which runs parallel to the west of Leverton Street. As such, the rear elevations, including the distinct valley roofs where retained, are clearly visible from the mews.

The building is not listed, but is identified as making a positive contribution to the character of Kentish Town Conservation Area.

Relevant History

Application site

2018/5455/P - Erection of a mansard roof extension to existing dwellinghouse (C3) – Refused 14/01/2019 on the grounds that:

- *The proposed roof extension, by reason of its bulk, height and prominence on a group of buildings with unimpaired rooflines, would be detrimental to the character and appearance of the streetscene, the building pair and the Kentish Town Conservation Area*

61 Leverton Street

Change of use and works of conversion to provide one self-contained 3-bedroom maisonette on ground and first-floors and two self-contained 1-bedroom flats on second and third floors including a roof extension and ground- floor rear extension

63 Leverton Street

19659 - The erection of a roof extension to provide an additional habitable room, described as studio. Granted 10/03/1975

65 Leverton Street

2003/0836/P - Erection of a roof extension for additional residential accommodation for existing maisonette. Granted 18/12/2003

77-79 Leverton Street

19748 - Change of use to six self-contained flats, including works of conversion, and the erection of a roof extension. Granted 21/02/1975

79 Leverton Street

9300775 - Erection of a mansard roof extension. Granted 02/06/1994

85 Leverton Street

2012/4430/P - Erection of a mansard roof extension to include two dormers to the front and rear, three rooflights and five solar panels to dwelling house (Class C3). Granted 24/10/2012

87 Leverton Street

2007/5472/P - Erection of a mansard roof extension and rear extension at ground floor level to dwellinghouse. Granted 20/12/2007

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

- CPG1 Design (2015)
- CPG Amenity (2018)

Kentish Town conservation area appraisal and management strategy (2007)

Kentish Town Neighbourhood Plan (2016)

- Policy D3 – Design Principles

Assessment

1. Proposal and Background

1.1 The applicant seeks planning permission for:

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

1.2 The proposal is the same as that submitted and refused under reference 2018/5455/P (dated 14/01/2019). It is understood the application is being resubmitted to allow the applicant to exercise their right of appeal. There have been no material changes to the policy context or surrounding built environment that would enable the proposal to now be acceptable.

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 Kentish Town 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. On a more local level, policy D3 (Design principles) of the Kentish Town Neighbourhood Plan states that development must respect the historic appearance of Kentish Town in order to reinforce rather than detract from its local distinctiveness.

3.3 Paragraph 4.1 of CPG *Altering and extending your home* provides detailed guidance on roof extensions, stating “*Additional storeys and roof alterations 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*”. Whilst several other mansard roof extensions on this side of Leverton Street (see planning history) have been consented, the application site is situated within a group of 5 consecutive properties (no’s 67 - 75) that have no roof extensions and as such, retain a consistent parapet line. The proposal would fail to continue the short run of mansards at no’s 77 and 79 as no.75 would be leapfrogged, leaving a gap. As there is no adjacent mansard, the proposed mansard would not serve to reunite the symmetry of a pair of buildings, on the contrary it would result in asymmetry with its neighbour at no.71.

3.4 Importantly, the application site is clearly visible in long views from Countess Street opposite, which is not the case for those properties with mansard roof extensions to the north and south of the application site. As a result the mansard would be more prominent than those buildings where long views of their mansards are not possible. Looking west, no’s 70 and 72 Leverton Street

(located either side of the junction with Countess Street on the east side of Leverton Street) frame the application site and a wider group of buildings that remain unaltered at roof level and maintain a strong parapet line. Introducing a mansard roof into this group is considered to have a harmful impact on how these buildings are appreciated in views from Countess Road to the detriment of the Kentish Town Conservation Area.

3.5 The unaltered valley roofs of no's 67-75 Leverton Street are clearly visible in public views from Railey Mews to the rear. Although it is accepted that the rear elevations along the Leverton Street building group are not unaltered, the run of five original valley roofs are nevertheless an attractive and striking feature that contribute positively to the Railey Mews streetscape and this part of the Kentish Town Conservation Area. Further, the existing roof extensions only serve to demonstrate the harmful impact such unsympathetic additions have on the original character of the properties in the terrace.

3.6 The proposed mansard would be of a 70 degree angle with a flat roof and clad in slate. It would comprise two dormer windows to the front and two rooflights to the rear. The windows would be timber sliding sashes. The use of materials and window design is considered appropriate for the host building; however, this does not overcome the in principle objection to the mansard extension.

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.

5. Recommendation

5.1 Refuse Planning Permission