

Planning Statement

INTRODUCTION

This Planning Statement has been produced by PCDS Building and Structural Design Consultants to describe the proposed development at 23 Healey Street and accompanies our Householder Planning Application dated 03 February 2020.

The description of the proposed development is as follows:

Erection of a third floor mansard extension

USE

23 Healey Street is a dwellinghouse.

SITE PLAN



Image 1: Extract from Location Plan

SITE

23 Healey Street is a three storey Victorian mid-terraced building located on the east side of Healey Street. Due to the site being located between Healey Street and Grafton Crescent (as illustrated in Image 1), there are public views of the building from both the front and the rear.

The rear garden at 23 Healey Street has external access from Grafton Crescent.

The external walls of the front elevation (Healey Street streetscene) are stucco-faced at ground floor level, with facing stock brickwork above and stucco window detailing to the upper floors. The ground floor and first floor windows to the front elevation have a low level black cast iron 'faux' balcony railing detail.

The external walls of the rear elevation (Grafton Crescent streetscene) are facing stock brickwork.

Although the building is not listed nor located within a conservation area the presence of original period features to the Victorian dwellings along Healey Street provide for an attractive streetscene.

The main roof of the building is a butterfly/valley roof concealed on Healey Street behind a stucco – faced parapet wall. There is no parapet wall to the rear of the building and the butterfly/valley roof form is therefore visible from the public views on Grafton Crescent.

RELEVANT PLANNING HISTORY

This planning application follows the most recently refused planning application:

Reference: 2019/4054/P

Address: 21 Healey Street London NW1 8SR

Description: Erection of a third floor mansard extension

Decision: Refused

Decision Date: 09 October 2019

The reason for refusal on the above planning application was as follows:

The proposed roof extension, by reason of its design, bulk, height and location on a terrace of largely unimpaired rooflines, would be detrimental to the character and appearance of the host building, streetscene and surrounding area, contrary to policy D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

An extract from the Planning Officers report is as follows:

1. Proposal / Background

1.1. Planning permission is sought to convert the valley roof and erect a mansard roof extension to create a fourth floor for the single family dwelling house.

1.2. The proposed roof extension would be set back approximately 1.4m from the principal parapet wall and 0.6m from the rear. The front roof slope would comprise a sheer glazed section of approx. 1.3m before sloping backwards at an angle of 30 degrees. The rear slope would have a slope of 80 degrees. The mansard would comprise an almost full-width narrow, horizontal rooflight to both the front and rear. It is indicated on the drawings that the mansard would be of slate construction.

1.3. Planning permission has been refused three times for a mansard roof extension at the application site under references 2016/4729/P, 2016/1596/P and 2018/3464/P. The first two refusals were subsequently appealed and both appeals were dismissed. Since the previous decision the only change in situation is that a mansard roof (allowed on appeal under reference APP/X5210/D/16/3147399) has now been implemented at No. 21 (adjacent property). It is, however, the Council's opinion that this does not now mean the proposed mansard is now acceptable as the combined effect of having two adjacent mansards would result in additional harm. This is a view supported by PINS in appeal decision ref. APP/X5210/D/16/3163096 relating to the application site (refer to paragraph 2.6 for full discussion of this point).

1.4. The main considerations in relation to this proposal are:

Design

Amenity

COMMENTARY

Within the Planning Officers Report the Planning Officer states that 'Planning permission has been refused three times for a mansard roof extension', the reason for submitting several planning applications for this proposed development is that the applicant feels that the Council's determination of mansard extensions along Healey Street has been inconsistent and the owners of the properties along Healey Street have not been treated fairly/equally.

Enlarging the dwellinghouse at 23 Healey Street and all other dwellings along Healey Street will substantially improve the living accommodation within the dwelling resulting in a better standard of living for the applicant's family, as well as the building itself having a higher market value due to the increase in size. The applicant strongly believes that all families who live in the properties along Healey Street should have the equal right and opportunity to develop their homes.

With regards to the design, bulk and height of the proposed mansard extension, an identical proposed development has been approved at Appeal to the adjoining property at number 21 Healey Street. Application details as follows:

Reference: 2015/6097/P

Address: 21 Healey Street London NW1 8SR

Description: Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension.

Decision: Refused

Decision Date: 04-02-2016

Appeal Lodged: 22-04-2016

Appeal Decision: Granted

Appeal Decision Date: 19-07-2016

Below we will demonstrate how precedents for two mansard extensions to two adjoining properties has already been set along Healey Street with two recent examples.

14 AND 16 HEALEY STREET

14 Healey Street

Reference: 2011/5193/P

Address: 14 Healey Street London NW1 8SR

Description: Erection of a mansard extension to dwelling house.

Decision: Refused

Decision Date: 02-12-2011

Appeal Lodged: 27-01-2012

Appeal Decision: Allowed

Appeal Decision Date: 02-12-2011

16 Healey Street

Reference: 2014/4400/P

Address: 16 Healey Street London NW1 8SR

Description: Erection of a mansard roof and rear extension at ground floor level, installation of glazed balustrade and glazed screening, and replacement of existing window with door for the provision of a roof terrace at first floor level.

Decision: Granted

Decision Date: 16-09-2014

In this instance, number 14 was allowed at Appeal in 2011 and number 16 granted Planning Permission by the Local Authority in 2014. Please find relevant extract below from the Planning Officers Report for number 16 Healey Street.

2.3 The site and neighbouring properties consist of Victorian terraced properties with valley roofs behind front parapets. From street level the roofscape appears to be largely unaltered although roof extensions have been carried out at No's 8 and 18 Healey Street and approved under application number 2011/3177/P for the neighbouring property number 14 Healey Street which is similar in design in regards to the mansard roof extension. The planning inspector felt that the low height of the application that was allowed on appeal would be acceptable due to its design, of which considerations were made that "the low height of the proposed mansard would ensure that the roof extension would not be visible behind the parapet from the pavement on the opposite side of the street. The extension would be visible from the upper floors of houses on the eastern side of the road, and as such, the visual impact would be restricted to the rear garden of the adjacent street. The extensive use of glazing to the front elevation would ensure that the addition would have an airy quality which would not appear top heavy and as such would be acceptable."

11 AND 13 HEALEY STREET

13 (Flat C) Healey Street

Reference: 2016/6350/P

Address: Flat 13C Healey Street London NW1 8SR

Erection of mansard roof extension with dormer windows to front and rear elevations and creation of roof terrace (Class C3). Decision: Refused

Decision Date: 17-01-17
Appeal Decision: Allowed
Appeal Decision Date: 14-07-17

11 Healey Street

Reference: 2017/430/P
Address: 11 Healey Street London NW1 8SR
Description: Erection of mansard roof extension with front rooflights and rear dormers
Decision: Granted
Decision Date: 22-09-17

In this instance, as number 14 and 16, the first properties planning application was refused by the Local Authority and later allowed at Appeal with the adjoining owner being granted planning permission by the Local Authority. This would somewhat indicate that mansard extensions are being viewed more favourably by the Local Authority when the adjoining owner has already received permission, as the two developments are the same (i.e. the first being refused and a second identical development next door being approved).

Please find relevant extract below from the Decision Notice for number 11 Healey Street.

Reasons for granting permission.

Whilst Grafton Crescent adjoins the rear, it is considered that only the properties at 19 - 31 Healey Street are visible and prominent from this road and therefore the application site is not in view from Grafton Crescent.

The proposed mansard would have a shallow front roofslope with rooflights and a steep rear pitch with dormers. This will not be a true mansard and is contrary to design advice in Camden Planning Guidance which recommends a pitch of 49°-70°. Furthermore the terrace along the eastern side of Healey Street remains largely unimpacted by extensions at roof level and guidance resists extensions which erode such an unaltered roofscape. However a mansard roof extension has been very recently allowed on appeal on 27.07.2017 for the next door property of no.13. This is a significantly material consideration as it was allowed in the context of current Local Plan policies.

This neighbouring mansard was allowed on appeal on the basis that, according to the Inspector, the street has already a preponderance of similar roof extensions that has altered the appearance of the area without causing significant harm. It was considered that the proposed development would be largely unseen from the street and would be sympathetic to the host building and the area. Nos 15 and 25 Healey Street have roof extensions and it was considered that these extensions did not cause any unacceptable harm to the existing roofscape. It was concluded that the proposal would not have any unacceptable detrimental impact on the character and appearance of the area or the host building. Thus it is considered that a precedent has been set for the principle of roof extensions within this part of the road on the basis that the design and form would not harm the roofscape.

The proposed mansard roof extension would be similar in sectional profile to the roof extension allowed at No.13C Healey Street. The proposal would comprise two rooflights to the front elevation and two dormer windows to the rear which differs from the neighbouring approved scheme which had dormers at both front and rear. However this variation of detailed elevational design is acceptable. The proposed

To conclude, number 21 Healey Street has previously received planning permission via an Appeal for an identical development under the same planning policies.

Construction works for this development at number 21 Healey Street have commenced and this will be evident when the Planning Officer visits site.

We are strongly of the opinion that the applicant should be treated fairly by providing them with the same opportunity to extend their family home as has been allowed for their neighbours at number 11, 13, 14, 16 and 21 Healey Street.



Image 2: Showing Rear of Number 23 and Number 21 Healey Street. The third floor mansard extension to number 21 Healey Street has now been completed.