



APPEAL BY:

Mr Joseph Vellone

AGAINST LONDON BOROUGH OF CAMDEN COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

*Erection of a roof extension on the rear roofslope, alteration to an existing hipped
roofslope and the installation of two rooflights on the front roofslope*

AT

25 St. Pauls Mews, London, NW1 9TZ

London Borough of Camden Council's Reference: 2019/4660/P

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

May 2020

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1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr Joseph Vellone, in support of the appeal lodged against the refusal of planning application reference 2019/4660/P.

1.2 The application was registered by the Council on 25th October 2019 and sought planning permission for the '*Erection of a roof extension on the rear roofslope, alteration to an existing hipped roofslope and the installation of two rooflights on the front roofslope*' at No. 25 St. Pauls Mews, in London. The application was refused under delegated authority on 4th March 2020 for the following reason:

1. *The proposed hip to gable roof extension by virtue of its inappropriate roof form and detailed design would result in the loss of the original roof form that would be detrimental to the character and appearance of the building, the composition of the properties within the terrace of which it forms a part and to the character and appearance of the Camden Square Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.*

1.3 This grounds of appeal will address the central concerns raised within the Council's reason for refusal, notably:

- Whether the proposed hip to gable roof extension by virtue of its inappropriate roof form and detailed design would result in the loss of the original roof form that would be detrimental to the character and appearance of the building, the composition of the properties within the terrace of which it forms a part and to the character and appearance of the Camden Square Conservation Area.

1.4 To set some context, this statement will first provide a description of the appeal site and the proposed development. This statement will then discuss the relevant national and local planning policy before responding to the Council's concerns.

2.0 RELEVANT PLANNING HISTORY

2.1 There is no relevant planning history in relation to the appeal property; however, similar applications have been detailed by the Council in their Delegated Report, with Nos. 3, 22 and 29 St. Pauls Mews having gained permission for rear dormer extensions, and No. 4 St. Pauls Mews having had a development which included the installation of a rear dormer was allowed on appeal.

2.2 Camden Council's approval of the above dormers established a clear precedent on the terrace for the erection of south-facing dormers to facilitate loft conversions. It is worth noting that Camden Council approved revisions to the dormer at No. 29 despite the fact that it was wider than conservation area guidelines allow, and despite the fact that its windows do not align to those below (as stipulated by conservation area guidelines),

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because the dormer and roof at No. 29 are not at all visible in short-range views and barely visible in long-range views.

- 2.3 More specifically, in approving the dormer at No. 29, Ed Watson, Camden's Culture & Environment, noted in his decision that the dormer was permissible despite the fact that it violated conservation area guidelines "*Owing to the height of the building and the narrow lane onto which it faces it would not be readily visible in short views. It would be visible in longer views from York Way down Maiden Lane, however, this would just be glimpse views especially following completion of the Maiden Lane Estate development*" (see Appendix D).
- 2.4 Whilst Camden Council acknowledge that the dormer proposed at No. 25 St.Pauls Mews is acceptable, there is an objection to the hip to gable roof alteration to facilitate this addition. However, it is argued that the precedent of allowing dormers that violate Camden Square Conservation area guidelines ought to be extended to the gable alteration at No. 25, as this would have no negative impact upon the host terrace (which anyway does not have a uniform design), or the wider locality, due to the discrete location, the height of the building and the narrow lane onto which it faces, which as previously pointed out in regard to No. 29, would result in the development not being visible in short views and barely visible in long-range views, especially following the construction of a 7-storey high-density housing block in the Maiden Lane Estate.

3.0 NEIGHBOURHOOD CONSULTATION

- 3.1 A site notice and press notice consultation only resulted in one objection being received by the Council from a resident set 50m from the appeal property at No. 156 Agar Grove.

4.0 THE SITE

- 4.1 The appeal site is on the southern side of St. Pauls Mews, which is a private and gated development accessed from St. Pauls Crescent to the west. The property is within Camden Square Conservation Area, with the conservation area boundary running along the rear of the property curtilages in St. Pauls Mews.
- 4.2 St. Pauls Mews is located to the rear of properties on Agar Grove to the north and has Maiden Lane to the south, which forms part of high-density council estate that has recently undergone extensive redevelopment, including the construction of 7-storey residential blocks on York Way to the east of the application site.



- 4.3 The appeal property is a three-storey house which is part of a modern mews terrace constructed in 1987 and designed as a gentle double curve comprising brick and render. The terrace is designed to reflect the spatial layout and mews properties within the locality, with the architecture of this 1980's mews terrace being notably different from the main 19th-century architecture which is more prominent within the Camden Square Conservation Area.



St. Pauls Mews

4.4 The appeal property and neighbouring houses within the terrace follow a similar plan, consisting of a single storey at the front clad in timber to resemble a traditional mews frontage and two brickwork storeys above, with a tiled pitched roof. The houses have modest gardens to the rear and no private space to the front. Each townhouse has its own garage housed within the properties, many of which have been converted into habitable rooms.

5.0 THE PROPOSED DEVELOPMENT

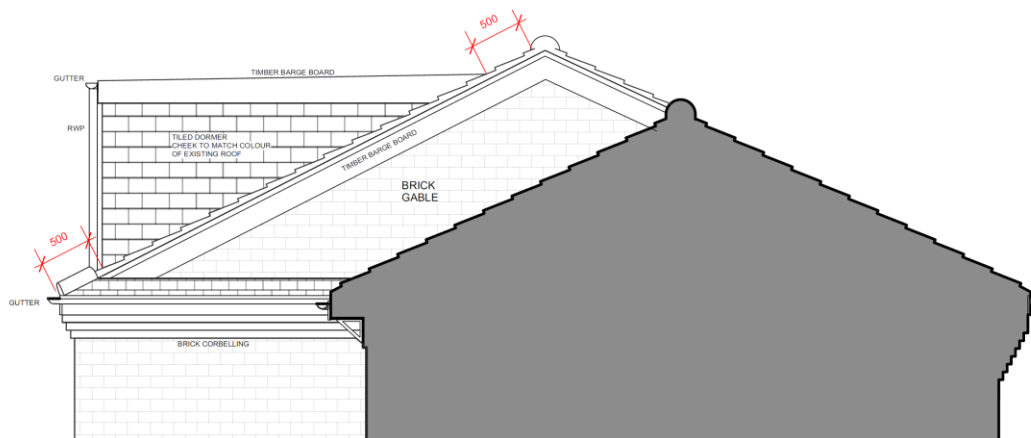
5.1 The appeal proposal sought planning permission for the erection of a roof extension on the rear roofslope, the alteration of the existing hipped roofslope and the installation of two rooflights on the front roofslope at No. 25 St. Pauls Mews. This development, as described within the Design and Access Statement involves:

- Part demolition of existing hipped roof and adjoining pitched roof.
- Erection of new gable roof extension.
- Erection of new rear dormer.
- Creation of two new roof lights to the front roof pitch.

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- 5.2 The works therefore include the change to the roof form from a hipped side roof element to a gable roof, although this is inset from the side to retain the existing roofline, including the brick corbelling and eaves. The proposed gable end will also be constructed with brickwork to match the existing house.
- 5.3 During the application process the depth and height of the proposed dormer were modified to follow Camden's Design CPG guidance on rear dormer windows. and now measures 3.0m in width, 3.7m in depth and 1.87m in height, set down 500mm from the ridgeline and set up 500mm from the eaves.



Proposed Roof Extension

- 5.4 The proposed windows will be positioned centrally and aligned with the fenestration below, with the remaining external surfaces of the dormer to be clad with hung tiles to match the existing roof tiles.
- 5.5 Two low profile conservation style rooflights will also be installed on the front roofslope, each measuring 0.66m in width by 1.13m in height.
- 5.6 The proposal will facilitate the creation of an additional bedroom with under eaves storage and will be accessed via a continuation upwards to the existing staircase.

6.0 RELEVANT PLANNING POLICY

6.1 The reason for refusal refers to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

6.2 Although not referred to within the given reason for refusal the National Planning Policy Framework (2019) and the London Plan (2016) are considered relevant. The following paragraphs provide a brief summary of the related policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework – February 2019 (NPPF)

6.3 The NPPF (February 2019) sets out the Government's planning policies for England and how these are expected to be applied, this document replaces the National Planning Policy Framework published in July 2018. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Achieving sustainable development

6.4 The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): economic, social and environmental.

Presumption in Favour of Sustainable Development

6.5 Paragraph 11 of the NPPF advises that plans and decisions should apply a presumption in favour of sustainable development.

6.6 For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.7 For plan-making this means that:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

6.8 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

6.9 Section 12 of the NPPF describes how the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

6.10 Paragraph 126 states that to provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

6.11 Paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

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- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.12 Paragraph 130 highlights that *“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”*.

6.13 It should also be noted that Paragraph 131 states that *“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”*.

Proposals affecting heritage assets

6.14 Paragraph 192 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

6.15 Paragraph 196 states that 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.

- 6.16 Paragraph 197 explains that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”*.
- 6.17 Paragraph 200 states that *“Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”*.
- 6.18 Finally, paragraph 202 states that *“Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies”*.

The London Plan (2016)

- 6.19 The London Plan is the overall strategic plan for London and sets out a framework for the development of London over the next 20-25 years.

Policy 7.4: Local Character

- 6.20 Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and states that buildings should be of a high quality design which has regard to the existing street and which makes a positive contribution to the character of the place.

Policy 7.6: Architecture

- 6.21 Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Buildings and structures should be of the highest architectural quality, of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm, comprising of details and materials that complement, not necessarily replicate, the local architectural character and ensuring a development will not cause unacceptable harm to the amenity of surrounding land and buildings, in relation to privacy or overshadowing.

Policy 7.8 – Heritage Assets and Archaeology

- 6.22 Policy 7.8 states that development affecting heritage assets (including Conservation Areas) should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan 2017

- 6.23 The Camden Local Plan sets out the council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. Policies D1 and D2 are referred to within the reason for refusal.

Policy D1: Design

- 6.24 The Council will seek to secure high quality design in development and 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;
 - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - d. is of sustainable and durable construction and adaptable to different activities and land uses;
 - e. comprises details and materials that are of high quality and complement the local character;
 - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
 - g. is inclusive and accessible for all;
 - h. promotes health;
 - i. is secure and designed to minimise crime and antisocial behaviour;
 - j. responds to natural features and preserves gardens and other open space;
 - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
 - l. incorporates outdoor amenity space;
 - m. preserves strategic and local views;
 - n. for housing, provides a high standard of accommodation; and
 - o. carefully integrates building services equipment.

Policy D2: Heritage

- 6.25 Conservation areas are designated heritage assets and in order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

Camden Planning Guidance - Altering & Extending Your Home 2019 (CPG)

- 6.26 The Council has prepared this guidance to support the application of the policies in the Camden Local Plan 2017. It is a formal Supplementary Planning Document (SPD) and is therefore a "material consideration" for planning decisions.
- 6.27 Paragraph 4.1 lays down a series of general principles relating to roof alterations and extensions. The guidance states that alterations are likely to be acceptable in three different circumstances including where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.
- 6.28 In regard to roof dormers, paragraph 4.4 states that these should be designed sensitively so they do not dominate the roof plane and details the circumstances that must be met, including being appropriately designed and subordinate in size to the main roof and host building. They should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation. In number, form, scale and window pane size, the dormer and window should relate to the façade below and the surface area of the roof. Paragraphs 4.15 and 4.16 of CPG advise that roof lights should be flush with the roof slope, and should not cause clutter or damage the appearance of prominent roof slopes.

Camden Square Conservation Area Appraisal and Management Strategy (2011)

- 6.29 The original conservation area has been extended twice, with the latest addition in November 2002, adding the area to the north east from Camden Park Road to York Way, and to the south east of Agar Grove including St. Pauls Mews. Paragraph - 5D St Paul's Mews makes the following assessment "*In contrast to Camden and Murray Mews, St Paul's Mews was built all at one time to CZWG's design (1987-91), laid out in a double curve. The composition is similar to a 'parade' of shops. The townhouses are linked by a ground floor plinth consisting of panelled garages and entrances, with two storeys of accommodation above in brick*". Paragraph 7.8 Alterations to roofs and dormers – states that "Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views". Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself.

7.0 THE APPELLANT'S CASE

Introduction

7.1 The appellant's case will focus on the central concerns of the reason for refusal; notably, whether the proposed hip to gable roof extension by virtue of its inappropriate roof form and detailed design would result in the loss of the original roof form that would be detrimental to the character and appearance of the building, the composition of the properties within the terrace of which it forms a part and to the character and appearance of the Camden Square Conservation Area.

7.2 The main considerations in the determination of this appeal are:

- Principle of the development
- Background
- Design and impact on the host terrace
- Impact on the Conservation Area
- Neighbouring amenity

Principle of the development

7.3 The appellant has put forward a high quality residential scheme that would not detract from the appearance and character of the existing property or impact negatively upon the amenities of neighbouring residents or the locality, thus, conforming to the aims of national, regional and local planning policy.

7.4 The appeal site is within an urban setting and therefore, an extension to an existing dwelling house is considered acceptable in principle, subject to the scheme being in accordance with other relevant planning policies. The proposed development will enlarge an existing dwelling and the proposed development will add an additional bedroom, thereby increasing London's overall housing capacity and enabling the appellant to continue to live in the property for some years to come without needing to move home if he has children.

7.5 The proposed development is of a high standard of design that has been specifically chosen to complement the special characteristics of the street scene and the wider conservation area whilst taking into account the specific requirements of the National Planning Policy Framework relating to good design and the recommendations of Local Plan policy D1 (Design) and Policy D2 (Heritage).

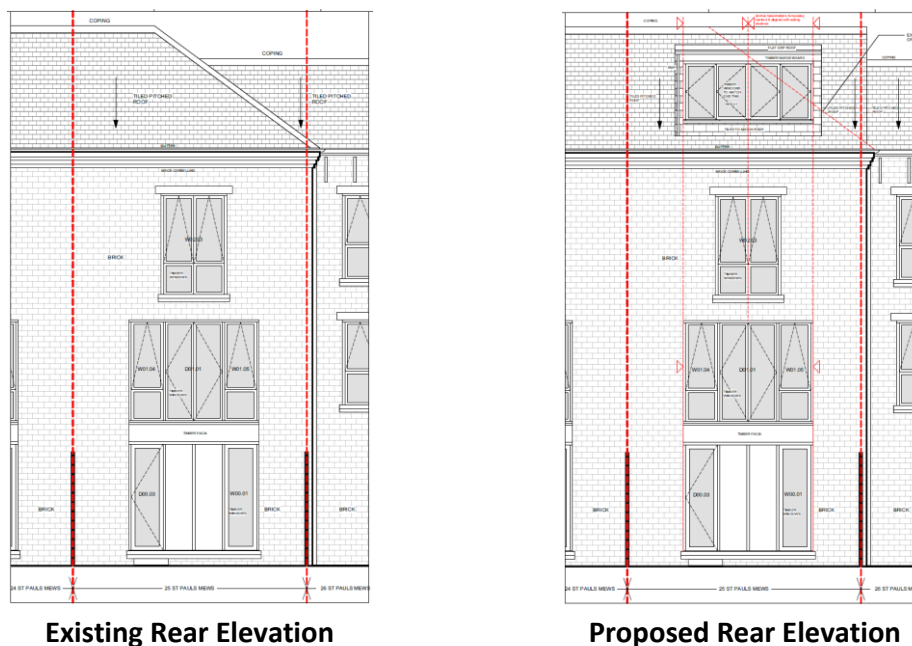
Background

7.6 As detailed previously, the design of the proposed extension was revised during the application process to present a roof addition that is in accordance with the criteria set out in Camden's Planning Guidance - Altering & Extending Your Home 2019 (CPG), thus ensuring the proposed roof extension is the keeping with the original architectural style of the property. The scheme initially proposed a rear roof dormer which extended out

from the ridgeline of the house, as this design had been deemed acceptable upon neighbouring properties within the host terrace and it was considered a logical approach to reflect the surrounding pattern of development; however, it was advised by the Case Officer that the proposal needed to follow the more recent CPG (2019) guidelines.

Design and impact on the host terrace

- 7.7 As illustrated below, the proposed roof extension will include the conversion of the existing hipped roof form to create a side gable end, so that the rear dormer addition can sit comfortably within the profile of the roofslope, in accordance with the CPG (2019) guidance which states that dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof.



Existing Rear Elevation

Proposed Rear Elevation

- 7.8 Paragraph 4.4 of the CPG (2019) also requires dormers to be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance, suggesting that *“a 500mm gap is required between the dormer and the ridge or hip as well as from the party wall and eaves to maintain an adequate separation”* as illustrated in Figures 3a & 3b on page 217 of the guidance.
- 7.9 It is noted that the CPG (2019) also states that this distance should not be treated as a maximum entitlement and sometimes greater distances will be required to provide a smaller dormer to ensure that it is not too bulky or prominent as a roof feature. In this case, the proposed dormer has been designed to be proportionate to the appeal property, measuring 3.0m in width, 3.7m in depth and 1.87m in height, set down 500mm from the ridgeline, set up 500mm from the eaves, inset 970mm from the party wall with No. 24 to the west and 925mm from the gable edge to the east.

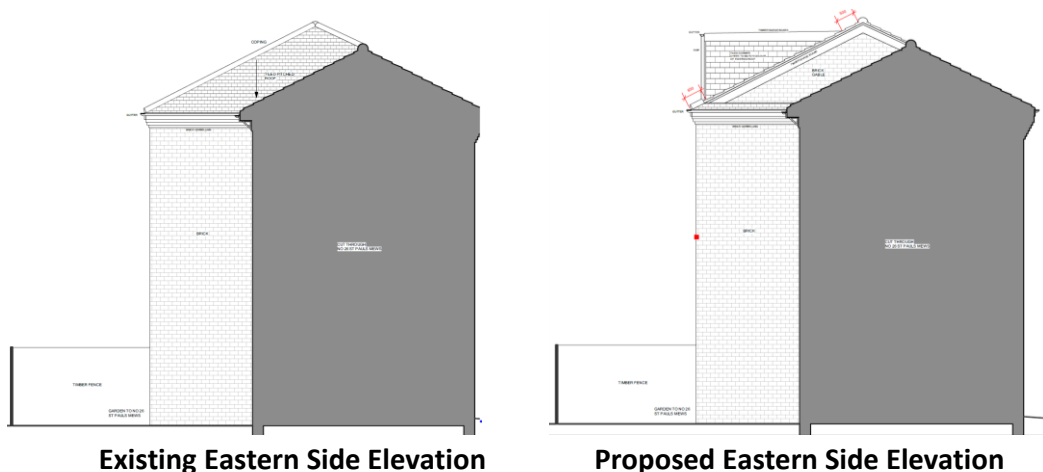
- 7.10 The proposal also conforms to Camden’s guidance in regard to the number, form, scale and window pane size, with the dormer and its window purposefully designed and positioned to relate well to the façade below and the surface area of the extended roof. The proposed window panes therefore align with the existing windows below and are of a size that is clearly subordinate, with the roof extension and dormer also to be finished in traditional materials which match the host terrace.
- 7.11 In regard to the proposed dormer extension, the Council has acknowledged that its central position, set down, set up and set-ins will comply with Camden’s Design CPG guidance, and although the proposed rear dormer would be visible alongside other rear dormers from the limited vantage point of Maiden Lane, due to its form, design and scale being similar to the other roof extensions at No. 22 and No. 29 St. Pauls Mews, **“it is not considered that the proposed dormer would constitute an incongruous addition within the context. Officers consider the proposed dormer would be in character with other properties on the terrace of which it forms a part and would not harm the character or appearance of the wider terrace or the conservation area”**.
- 7.12 It has however also been pointed out that without the change to the roof form it would not be possible to construct the dormer, with the development having been refused on the grounds that *“the proposed hip to gable roof extension by virtue of its inappropriate roof form and detailed design would result in the loss of the original roof form that would be detrimental to the character and appearance of the building, the composition of the properties within the terrace of which it forms a part and to the character and appearance of the Camden Square Conservation Area”*.
- 7.13 In reaching this conclusion, the Planning Officer’s Report states that the appeal property is more prominent when viewed from Maiden Lane as it steps out from its neighbours, Nos. 26 to 30, making the eastern side elevation of the property and its hipped roof form more visually prominent in views from Maiden Lane. However, as pictured below, it should also be noted that the terrace steps out again beyond No. 23 and the current hipped roof form is barely visible within the street scene of maiden Lane, as pictured below. It is also pointed out that Maiden Lane is outside the conservation area boundary.



View of the Appeal Property from Maiden Lane

7.14 The proposal seeks to introduce a gable roof form in a sympathetic manner, as this has been designed to retain the existing brickwork corbelling, eaves line and guttering, thus maintaining the roof form shown above.

7.15 The existing and proposed plan excerpts below show the similarity in profile of the hipped and gable roof designs when viewed from the east, with just the dormer extending beyond the original profile of the property, which the Council has deemed acceptable.



7.16 The Council state that the upstand would be visible from the front and rear elevation and would result in the breaking up of two symmetrical architectural hipped valley junctions original to the terrace’s design, claiming that *“Both valleys are visually prominent from the front and rear elevation and, along the west facing view from Maiden Lane”,* and therefore suggesting that the proposed gable would result in the erosion of this architectural detailing through the introduction of a visual prominent vertical upstand which would sit particularly close to remaining hip roof detailing.

7.17 This is however an exaggeration of the possible visual impact, with the roofline being visible from an extremely limited vantage point and the two hipped valleys upon the terrace already lacking symmetry in their depth of step out from their neighbouring houses. It is argued that one of the main architectural features of St. Pauls Mews is the deliberate lack of uniformity, with the double curved design and different end of terrace designs having no symmetry or set pattern which needs to be retained.



West Facing View of St. Pauls Mews

7.18 The Design and Access Statement provided a rendering of the proposed extension to illustrate how this will appear when viewed facing west, as the Council has claimed that the proposal will be visually prominent from this angle. As the design has since been modified to reduce the depth and height of the dormer, the impact will be lesser from that shown; nevertheless, this still demonstrates the extremely limited visual impact of the development with the context of neighbouring dormers and the existing step within the terrace. The hip to gable roof alteration and rear roof dormer will not be visible from public vantage points within the conservation area.



Existing View of No. 25 Facing West



Proposed View of No. 25 Facing West

7.19 The use of matching materials and the retention of the eaves line across the eastern elevation will ensure that the proposed changes harmonise well with the rest of the terrace, with details such as painted timber barge boards and window frames creating a finished design which matches the property and the host terrace when viewed from outside the conservation area on Maiden Lane.

7.20 Overall, the Planning Officers' conclusion that the double hipped roof section is "*architecturally significant within the context of this section of the roofs of the terrace given its close proximity to the eastern end of the terrace where the roof form changes to an arched roof*", is strongly disputed, as the proposal is set over 40m from the eastern end of the terrace and limited views of the appeal property are available within this enclosed setting. It is also clear that the claim "*The loss of this architectural style would undermine the visual cohesion of this section of the terrace given that the terrace roof changes in relation to the sloping ground level*", is also an exaggeration, as the step back and step down in height between Nos. 25 and 26 will still remain the same and it is not considered that the proposed hip to gable roof design would harm the existing Mews development which does not have a balanced or ridged built format.

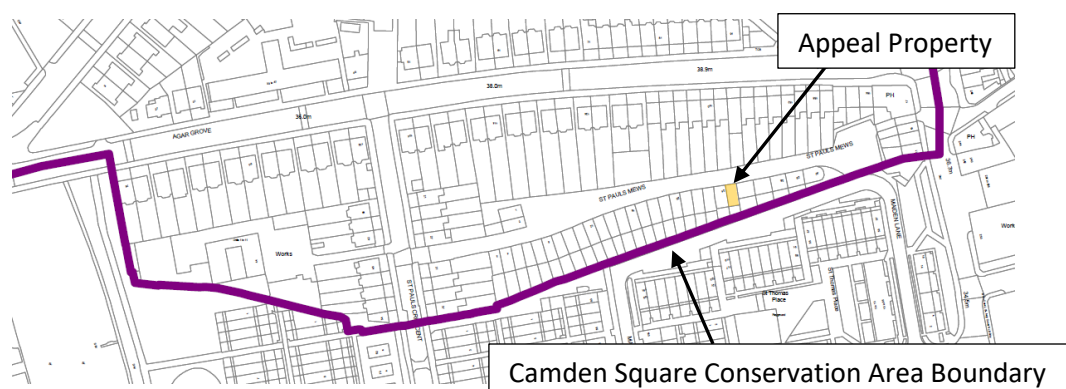
- 7.21 The proposed changes to the roof profile of No. 25 will also be minimal to the front of the property, as illustrated below, with the proposal having no adverse effect on the skyline, the appearance of the building or the surrounding street scene, and thus achieving the aims of paragraph 4.2 – 4.3 of Camden’s CPG (2019).



- 7.22 Two conservation style rooflights are proposed on the host property's front roofslope and these will be vertically aligned with the host property's first floor windows. As there are other front facing rooflights on neighbouring properties within the terrace (upon Nos. 4, 22 and 29), the Planning Officer has considered these *“would have an acceptable impact on the character of the host property, the wider terrace of which it forms a part and the surrounding Camden Square conservation area”*.
- 7.23 It should also be noted that Paragraph 131 of the NPPF (2019) states *“In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings”*, and it is argued that the proposed scheme, which sympathetically alters the existing roof design and adds a dormer that is similar to neighbouring roof extensions upon the terrace, achieves these aims, as it would be a compatible form of development.
- 7.24 Furthermore, the proposal to extend the roof will retain the existing detailing and will therefore respect the established architectural style of the terrace and the character of the locality, meeting the objectives of the Local Plan Policy D1 (Design), which seeks to secure high quality design in development.

Impact on the Conservation Area

- 7.25 Section 16 of the NPPF sets out that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability to ensure new development makes a positive contribution to local character and distinctiveness.
- 7.26 This is supported by the London Plan Policy 7.8, which states that development affecting heritage assets (including Conservation Areas) should conserve their significance by being sympathetic to their form, scale, materials and architectural detail; and Local Plan Policy D2 which states, in order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.
- 7.27 Taking the above policy requirements into consideration the appellant has put forward a well-thought-out scheme that respects the original architecture, scale, materials, colour and detailing of the building and does not detract from the character or setting of the appeal property, thus achieving the aims of national, regional and local planning policy.
- 7.28 It is not unacceptable in principle to extend a building within a conservation area and it could not be reasonably considered that the proposed hip to gable roof alteration would adversely affect the architectural features of the host terrace, constructed in 1987 or the characters and appearance of the wider Camden Square Conservation Area, whose character zones are largely typified by 19th-century Georgian architecture.
- 7.29 The proposed roof alteration and roof dormer are of a size and appearance comparable and proportionate to their surroundings and would not result in harm to the street scene of Maiden Lane, which should be noted is outside the conservation area boundary. The decision for No. 29 St. Pauls Mews also states that any views from York Way "*would just be glimpse views especially following completion of the Maiden Lane Estate development*" which is a 7-storey, high-density tower.



- 7.30 As noted by the Planning officers within their Delegated Report, the surrounding area comprises predominantly residential development, with utilitarian four storey council estate flats and two storey modern town houses to the south on Maiden Lane and

substantial four storey Victorian houses to the north on Agar Grove. To the west are three storey Victorian houses located on St. Pauls Crescent. The council flats to the rear of the appeal site are outside the Conservation Area and bear no resemblance to St Paul's Mews immediately to the north.

- 7.31 The Council has therefore conceded that the terrace which forms St. Pauls Mews is largely hidden from public views along its western side due to the narrow nature of the road and the fact that the mews is a gated development. Views from St. Pauls Crescent of the mews are limited to the houses on the western side with limited to no views of the eastern section of the mews where the application site is located. Although it is also stated that there are glimpsed views of parts of the terrace between the Victorian semi-detached pairs on Agar Grove, and views are available from the east and Maiden Lane, the Council acknowledge that **“Nowhere, however, is the terrace viewed in its entirety from the surrounding streets. There are a number of properties within the terrace that have altered their roof form by the construction of roof extensions that include rear dormers namely No.23 and 29”**.
- 7.32 The Camden Square Conservation Area Appraisal and Management Strategy (2011) states within paragraph 7.8 - Alterations to roofs and dormers - that *“Proposals for alterations to roofs within the conservation area will be considered on their own merit”* noting that particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.
- 7.33 The subtle alterations to the roof design to facilitate the addition of a rear dormer will not stand out as an obvious change to the appeal property or the host terrace, with the dormer element, which will be the most noticeable part of the development, being the element which the Council has confirmed as acceptable. The development is also located in a position where it is surrounded by higher buildings on each side and will therefore not be obtrusive in the conservation area setting or in long views from the surrounding area.
- 7.34 The conservation area appraisal also states that *“Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself”*, thus confirming that this element of the design is also acceptable.
- 7.35 As neighbouring properties Nos. 3, 22 and 29 St. Pauls Mews have already gained permission for rear dormer extensions, and No. 4 has had a dormer extension allowed on appeal, it is clear that the proposal will not be out of keeping with the surrounding pattern of development within the immediate locality or the conservation area setting and therefore ought to be deemed acceptable.
- 7.36 When considering the impact of a proposed development on its immediate setting and the wider conservation area as a designated heritage asset, it is therefore absolutely clear that the appeal proposal will not result in substantial harm, or even less than substantial

harm, to the Camden Square Conservation Area, in accordance with Policy D2 of the London Borough of Camden Local Plan 2017, Policy 7.8 of the London Plan and NPPF (2019).

Neighbouring amenity

- 7.37 Paragraph 127 of the NPPF states that planning policies and decision should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.38 Local Plan Policy A1 (Managing the impact of development) states that the council will seek to protect the quality of life of occupiers and neighbours. The factors the council consider include visual privacy, outlook; sunlight, daylight and overshadowing.
- 7.39 The Council has assessed the proposed roof extension and concluded that *“the proposed rear facing dormer windows would facilitate outlook similar to existing condition. Therefore, officers do not consider the proposed dormer window would give rise to adverse overlooking”*.
- 7.40 It has also been confirmed that *“Given the fact that the dormer would be set in from the sides of the rear roof slope of the neighbouring properties, officers consider the proposed rear dormer would have an acceptable impact with regards to daylight and outlook”*.

Nearby Development

- 7.41 Although it is acknowledged that each case must be assessed upon its own merits, the fact that other rear dormer extensions have been granted upon neighbouring properties within St. Pauls Mews is an important consideration, as the CPG (2019) guidance states in paragraph 4.4 that *“Dormers should not be introduced where they interrupt an unbroken roofscape”*. As will be seen upon visiting the appeal site, the existing dormers together with the relatively discrete location of St. Pauls Mews result in a site context where the proposed roof extension will be in keeping with the conservation area setting.
- 7.42 The ‘Creation of dormer to the rear of the existing dwelling house and the installation of two roof-lights to the front elevation (C3)’ was granted on 4th October 2016 at No. 3 St. Pauls Mews, under reference 2016/4210/P (**Appendix A**).
- 7.43 The ‘Installation of dormer to front main roof and dormer, associated roof terrace and two rooflights to rear main roof of dwelling house (Class C3)’ was refused and then allowed on appeal 11th September 2013 at No. 4 St. Pauls Mews, under reference 2013/0995/P (**Appendix B**).
- 7.44 The ‘Erection of dormer to the rear of the existing dwelling house and two conservation style roof lights to the front of the existing dwelling house (Class C3)’ was granted on 31st January 2017 at No. 22 St. Pauls Mews, under reference 2016/6773/P (**Appendix C**).

7.45 The 'Construction of rear dormer window, insertion of roof lights to front and rear elevations, and installation of new doors in place of existing doors and fixed panels on ground floor rear elevation' was granted on 4th October 2016 at No. 29 St. Pauls Mews, under reference 2015/0007/P (**Appendix D**).

8.0 CONCLUSION

8.1 Whilst it is understandable that the council would want to prevent unsympathetic development, the appellant has no desire to gain permission for works that are not worthy of the existing house, the composition of the properties within the terrace of which it forms a part, or the character and appearance of the Camden Square Conservation Area and feels strongly that the proposed roof extension would preserve the appearance of the site and sustain the significance of the heritage asset whilst contributing to the amenity levels of current and future occupants of the dwelling.

8.2 However, it is considered that the council have adopted an overly cautious approach in appraising the appeal proposal which represents a proportionate addition and an appropriate alteration that would complement the scale of the existing building and, as such, it is evident that the proposal would not result in substantial harm or even less than substantial harm to the conservation area.

8.3 As shown below, there are already existing roof additions visible from Maiden Lane and it is therefore unjustifiable to claim that the appeal proposal would harm the locality.



St. Pauls Mews

8.4 In particular, it is important to note that the Council allowed the wider roof extension at No. 29 St. Paul's Mews, which was justified by the Council even though it did not follow conservation area guidelines as *"the proposed dormer would not appear as a prominent addition and would preserve the character and appearance of the Camden Square Conservation Area."*

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8.5 It is highlighted that the decision notice for No. 29 St. Pauls Mews also states *“Although the proposal would result in alterations to the roof line, it is no longer unaltered”... “Owing to the height of the building and the narrow lane onto which it faces it would not be readily visible in short views. It would be visible in longer views from York Way down Maiden Lane, however, this would just be glimpse views especially following completion of the Maiden Lane Estate development. As such, it considered that the proposed dormer would not appear as a prominent addition and would preserve the character and appearance of the Camden Square Conservation Area”.*

8.6 As will be seen upon visiting the appeal site, the Maiden Lane Estate has provided 273 new homes across ten new buildings of up to 20 storeys for the London Borough of Camden with the project completing in January 2018 and is therefore far more dominant than any minor alterations to the southern roofslopes of St. Pauls Mews, which face this neighbouring development.



Maiden Lane Estate

8.7 It is therefore asserted that the reasoning which allowed the previous roof extensions at St. Pauls Mews should have been applied to the appeal proposal, as the proposed development will have no negative impact upon the setting, with the hip to gable alteration and rear dormer making a modest change to the host terrace, which has not been designed to have a uniform or symmetrical design.

8.8 Furthermore, the granting of permission and likely construction of the roof extension will help stimulate the UK economy with the appellant hiring construction workers and purchasing building materials in order to complete the development.

8.9 The National Planning Policy Framework (NPPF) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed erection of a roof extension on the rear roofslope, the alteration of the existing hipped roofslope and the installation of two rooflights on the front roofslope would not be harmful to the conservation area setting or contrary to national or local planning policy and, for the above reasons, it is politely requested that this appeal is allowed.