

T: 0207 692 0643
M: 07900 413080
E: stuart@smplanning.com
W: www.smplanning.com

The logo for SMPlanning, featuring the text "SMPlanning" in a light blue, sans-serif font against a dark rectangular background.

80-83 Long Lane,
London,
EC1A 9ET

Via Planning Portal only

10th August 2020

Dear Sir/madam

PLANNING APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

ERECTION OF MANSARD ROOF EXTENSION TO EXISTING DWELLING INCLUDING TWO DORMER WINDOWS TO THE FRONT ROOF SLOPE.

49 SPENCER RISE, LONDON, NW5 1AR

Introduction

Please accept this covering letter as an accompaniment to this full planning application for the erection of a mansard roof extension to the existing property at 49 Spencer Rise. This letter provides a summary of the site and the proposed development. Please also find enclosed a completed application form, CIL form and a full set of existing and proposed plans.

Personal Circumstances

The applicants (Mr and Mrs Green) are a married couple with a small child looking to expand their family in the near future. They would like to be allowed to create another bedroom so that they have space as their family grows, and to be able to work from home. They are active members of the community of Spencer Rise and the extension of the property provides the only affordable option of being able to remain in the area. The proposal is therefore to enable the family to remain in the area they love, and which they have made a home for the last 8 years.

The site

The application site comprises a two storey mid-terrace dwelling within a group of dwellings (no's 33-65) located on the northern side of Spencer Rise. Within this group of properties, several mansard roof extensions have been added to No.37, and a group of 4 properties from 51 to 57 which are situated immediately adjacent the application site. The site is located in an area of residential character surrounded immediately by properties of a similar size, age

and design to this side of Spencer Rise, whilst opposite is a 1950's 4-6 storey purpose built flat development.

The site is located in the Dartmouth Park Conservation Area, to the very edge of the Conservation Area and within the Dartmouth East Sub Area. The existing property, along with the rest of the terrace on this side of Spencer Rise (1-67) are identified as buildings that make a positive contribution but are not locally or statutory listed.

Planning history

Planning permission (**2012/4246/P**) was granted on 8th October 2012 for the conversion from two flats to single dwelling house (Class C3) and erection of single storey infill extension with glazed roof at rear.

Planning permission (**2012/5647/P**) was refused on 29th November 2012 for the erection of a mansard roof extension to existing dwelling (Class C3) for the following reason:

'The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area. This would be contrary to Policies CS14, DP24 and DP25 of the Camden Local Development Framework, 2010'.

The application was subsequently dismissed at appeal (**APP/X5210/D/13/2190582**) on 7th February 2013.

The proposal

This application seeks full planning permission for proposed roof alterations to the existing property to include the following:

- Mansard roof extension to include two dormer windows to front roof slope, and flush glazing to rear;
- Increased living accommodation from 3 bedrooms to 4;
- Removal of side windows and proposed new rooflight to rear outrigger;
- Extend existing chimney above proposed roof extension;
- Retention of existing butterfly roof and parapet detail.

The proposed development is in effect a resubmission of the previously refused 2012 mansard application but with alterations made to the design and detailing of the proposed mansard. In addition, since the refusal of the previous application, the planning policy context has changed following the adoption of several key Development Plan documents including the Camden Local Plan (2017), Camden Planning Guidance (CPG) 'Altering and extending your home' (2019), and the Dartmouth Park Neighbourhood Plan (2020). The significance of these documents and policies is set out further in this letter.

For full details of the proposed development please refer to the supporting plans and Design and Access Statement.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental, and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land), Section 12 (achieving well designed places), and Section 16 (conserving and enhancing the historic environment).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden (LB Camden) comprises the London Plan (2016), the Camden Local Plan (2017), the Dartmouth Park Neighbourhood Plan (2020), and the Camden Planning Guidance (CPG) Documents. The following policies are considered relevant to the consideration and determination of this application:

London Plan 2016

- *Policy 3.14 – Existing Housing*
- *Policy 7.4 – Local Character*
- *Policy 7.6 – Architecture*
- *Policy 7.8 – Heritage Assets*

Camden Local Plan 2017

- *Policy A1 – Managing the Impact of Development*
- *Policy D1 – Design*
- *Policy D2 – Heritage*

Dartmouth Park Neighbourhood Plan (2020)

- *DC2 – Heritage Assets*
- *DC3 – Requirement for good design*
- *DC4 – Small residential extensions*

Camden Planning Guidance (CPG)

- *Altering and extending your home CPG*
- *Amenity CPG*
- *Dartmouth Park Conservation Area Appraisal and Management Statement (2009)*

Planning Assessment

Design and impact on Conservation Area

Policy D1 of the Camden Local Plan (CLP) requires development to have regard to design and visual impact, and to the context within which it is placed. Policy DC3 of the Dartmouth Park Neighbourhood Plan (DPNP) reflects these aims and seeks all development to demonstrate good quality design.

DPNP Policy DC4 relates to small residential extensions and requires development to be subordinate in scale and complement the dwelling's character in terms of design, proportion, material and details, as well as being sensitive to and respecting the overall character and appearance of the street scene. Criterion (f) relates to roof extensions and dormers, and advises that they should respect the design, scale, materials and detail of the existing roof form, and be located to the rear except where it is part of the established local character.

The supporting text to DPNP Policy DC4 (paragraph 3.41) is useful in applying the policy where it seeks to establish a consistent approach, allowing roof extensions and dormers that respect the existing roof. It advises that roof extensions may be acceptable where an established pattern exists of a variety of additions and alterations to roofs, and will be unacceptable in a terrace or group of buildings where there is an established roof line which is wholly or largely impaired. Furthermore, paragraph 3.36 sets out that the justification for the policy is to enable existing residents to be able to stay in the area by extending their properties, including through loft conversions.

CLP Policy D2 requires development proposals within Conservation Areas to preserve or enhance the character or appearance of the area. DPNP Policy DC2 requires development to preserve or enhance the character and appearance of the Dartmouth Park Conservation Area.

Specific guidance in relation to proposed roof extensions is further provided in the 'Altering and extending your home' CPG. Pertinent to this proposal are the sections on dormer windows, mansards, and valley or butterfly roofs (paragraphs 4.5-4.9).

The existing property at no.37, and the group of 4 properties from 51 to 57 immediately adjacent the site, include mansard roof extensions with front dormers. As such the existing roofline to this part of the terrace has been altered and which form part of the existing character and appearance of the area. In this respect, DPNP Policy DC4 does not preclude the principle of roof extensions to the front of the property.

The proposed mansard is a traditional type of roof extension which has been designed in accordance with the CPG 'Altering and extending your home' and will be a flat-topped mansard with the pitch constructed at 70°. The proposed mansard will retain the existing parapet wall and the mansard rises from behind it. The proposed height is not excessive, and the roof would be the same height as the adjacent mansards thereby respecting the scale of neighbouring built form. The proposed mansard would have two front dormer windows that have been designed as individual windows to appear subordinate to the roof slope and to read as separate small projections that align with the windows below. The windows would be

sliding sash which would be sensitive to the fenestration to the existing property and the sites context. Materials have been proposed that visually blend with the existing building.

Turning to the existing rear butterfly parapet wall, the CPG 'Altering and extending your home' states that where a mansard extension is acceptable in principle, then the rear v-shaped parapet should be retained, the roof addition should rise behind it, and that it is usually more appropriate to introduce conservation style roof lights, which are flush to the rear roof slope, rather than dormers. In this case, the mansard rises behind the existing parapet and the proposal retains the existing brick butterfly parapet wall. Furthermore, the use of sloped glazing will comply with the aims of this guidance with the window positioned in line with the roof slope, rather than projecting from the roof slope.

The proposed roof extension represents a high-quality proposal which respects the design, scale, materials, and detail of the existing roof form. The proposal has been designed to respond specifically to the guidance contained within the CPG 'Altering and extending your home' and responds positively to the site's surrounding context. The proposed development is therefore considered sympathetic to the existing property and neighbouring built form, and as a result will preserve the character and appearance of the Conservation Area.

Neighbour Impact

CLP 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. DPNP Policy DC4 further requires development to safeguard the amenity of neighbouring properties.

The 'Amenity' and 'Altering and extending your home' CPG's require development to be designed to protect the privacy of neighbours with proposals carefully designed to avoid overlooking and a loss of light/privacy to neighbouring properties.

The proposed front and rear windows proposed to the mansard are set far enough away from facing neighbouring properties not to result in a loss of privacy to these neighbours. In addition, given the existing windows to the front and rear elevations, the proposal would not result in any increase in overlooking when compared to the existing situation. Furthermore, due to the variation in land levels between the site and neighbours, no overlooking will occur both to the front or rear of the site. The proposed development will therefore result in no loss of privacy to neighbours.

Given the modest scale of the mansard extension and the separation distance from facing neighbouring windows, the development will not have an overbearing impact or result in a loss of daylight or sunlight to neighbours.

Summary

As demonstrated within this letter and supporting documents, the proposed works would be in keeping with the character and appearance of the property, the adjacent neighbouring

properties, and the wider Conservation area. There would be no change to neighbouring amenity, with existing privacy and outlooks maintained. The development is in accordance with the Development Plan and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions please do not hesitate to contact me.

Yours faithfully

Stuart Minty
Director
SM Planning