

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/03/2019</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>18/03/2019</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Josh Lawlor				2019/0267/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1, Shackleton House Chalton Street London NW1 1RX				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Erection of mansard roof extension to top floor flat to provide additional accommodation.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>				No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notices were displayed directly outside the site on Chalton Street from 22/02/2019 expiring on the 18/03/2019  No comments were received					

## Site Description

The building is a modern 5-storey (plus basement and set back fourth floor with roof terrace in front) building accommodating four x 2-bed and one x 1-bed residential units and one x top floor studio flat (Class C3). The application relates to the top floor studio flat. The building is of a simple and rational contemporary design which has a projecting timber clad bay which provides visual interest and depth to the elevations. The existing roof has PV panels on top.

To the north west is a four storey residential block known as Sussex House, to the south east is a three storey leisure centre building, and to the rear are the Camden Learning Centre school buildings. Other residential blocks of similar four storey scale are situated on the opposite side of Chalton Street to the west of the application site.

The site is not located in a conservation area nor is it in close proximity to any listed buildings. Kings Cross and St Pancras Conservation Area lie to the east over 70 m from the application site.

The site is located within the Somers Town Neighbourhood Area however there is no adopted Neighbourhood Plan for this Neighbourhood Area.

The site is located within a Construction Management Plan Priority Area.

## Planning History:

### Shackleton House

**2017/1447/P** Conversion of an existing 3 bedroom duplex flat into a 2 x bedroom flat and a studio flat together with glazed extension to roof terrace. **Granted 23/10/2018**

*This permission has been implemented*

### 164 Chalton Street – previous address of application site

**2003/3463/P** The development of the site by the erection of a residential building comprising basement, ground and three upper floors with a roof terrace, to provide 1 x 4 bedroom and 3 x 2 bedroom self-contained flats. **Refused 08/04/2004**

### *Reasons for refusal:*

- 1. the development would provide substandard residential accommodation by reason of inadequate daylight/sunlight, inadequate overall floor space and inadequate room sizes, and an inadequate lightwell to the basement*
- 2. The use of part of the terrace to the rear would be detriment to the amenity of adjoining owners by reason of loss of privacy through overlooking*
- 3. the proposed rear window would detract from the privacy levels enjoyed by neighbouring occupiers by virtue of their location and relationship with the adjoining buildings*
- 4. The proposed creation of additional residential accommodation without the provision of car parking for the development would lead to increased pressure for on street parking in the vicinity of the site.*

**2005/1180/P** The development of the site by the erection of a four storey building with basement level and roof terrace, to provide 1 x 3 bedroom, 1 x 2 bedroom and 2 x 1 bedroom

self-contained residential units. **Granted 23/08/2005**

**2007/5931/P** Erection of a roof extension, elevational alterations and reconfiguration of residential units to provide 2 x 1 bedroom, 1 x 2 bedroom and 1 x 5 bedroom self-contained units (Class C3) as an amendment to planning permission (Ref: 2005/1180/P) granted 23/08/2005, for the development of the site by the erection of a four storey building with basement level and roof terrace, to provide 1 x 3 bedroom, 1 x 2 bedroom and 2 x 1 bedroom self-contained residential units. **Granted 08/09/2008**

**2006/3040/P** Erection of five storey building plus basement level to provide 4 self-contained flats (Class C3). **Withdrawn 24/08/2006**

**2010/1478/P** Erection of roof extension, elevational alterations and reconfiguration of residential units to provide 1 x 3 bedroom, 3 x 2 bedroom and 1 x 1 bedroom self-contained units (Class C3) as an amendment to planning permission (Ref:2007/5931/P) granted 08/09/2008, for the Erection of a roof extension, elevational alterations and reconfiguration of residential units to provide 2 x 1 bedroom, 1 x 2 bedroom and 1 x 5 bedroom self-contained units (Class C3) as an amendment to planning permission (Ref: 2005/1180/P) granted 23/08/2005, for the development of the site by the erection of a four storey building with basement level and roof terrace, to provide 1 x 3 bedroom, 1 x 2 bedroom and 2 x 1 bedroom self-contained residential units. **Granted 23/09/2010**

*This permission has been implemented*

## **Relevant policies**

### **The National Planning Policy Framework 2019**

#### **London Plan 2016**

#### **London Plan 2019 (intend to publish)**

#### **Camden Local Plan (July 2017)**

- D1 Design
- A1 Managing the impact of development
- CC1 Climate change mitigation
- T4 Sustainable movement of goods and materials
- DM1 Delivery and monitoring

#### **Supplementary Guidance - Camden Planning Guidance**

- CPG Altering and extending your home (March 2019)
- CPG Amenity (March 2018)
- CPG Design (March 2010)
- CPG Transport (March 2019)
- CPG Energy Efficiency and adaptation (March 2019)

## Assessment

### 1. Proposed Development

- 1.1 The proposal is for a circular shaped, mansard type roof extension. The extension would be constructed using standing seam with a grey roof finish. The extension would have a height of 2.m, a length of 7.5m and width of 5.6m. The proposal would add two additional bedrooms to the existing studio and provide an uplift of 35sqm of residential floor space. The existing ladder on the south east elevation would be continued up to a door, serving as a fire escape. The existing photovoltaic panels on the roof would be removed and not replaced.

### 2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Design;
- Residential amenity;
- Transport
- Sustainability

### 3. Design

- 3.1. Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local context and character. CPG Altering and extending your home (2019) states that roof extensions are likely to be unacceptable where there is likely to be an adverse effect on the appearance of the building or the surrounding street scene. The guidance lists the circumstances in which a roof extension is likely to be unacceptable. The relevant circumstances in relation to the proposal include buildings that already have an additional storey or mansard roof; buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition; buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level.
- 3.2. The application seeks to add a storey to a building which already has a roof extension. The existing roof extension was carefully designed to not have a negative impact on the building and streetscape. The existing roof extension is a clear end-point to the building which relates to the elevation below. The Officer Report for the existing roof addition granted under ref. 2007/5931/P and then ref. 2010/1478/P states that *'the overall height would be no higher than the maximum height of the previously approved building. The front building line of the roof addition would be set back from the front elevation. The proposed flat roof and it being set back from the front building line would not appear prominent in the street scene. It is considered that the proposal sits comfortably with the adjacent properties and wider streetscene.'* The proposed roof extension is in direct contradiction to this previous assessment. The extension would underline to coherent design of the building and appear visually dominant in the streetscape. The building is considered a complete composition and a further extension at roof level would undermine this.



has no relation to the style and form of the host building. The extension would appear as an incongruous addition which causes harm to the appearance of the building. As a result refusal is recommended on this basis.

#### **4. Residential Amenity**

- 4.1. Policy A1 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. The factors the Council will consider: visual privacy, outlook; sunlight and daylight and overshadowing.
- 4.2. The proposal would not give rise to adverse impacts on residential amenity in terms of overlooking, loss of light or overshadowing.

#### **5. Construction Management Plan (CMP)**

- 5.1. Policy A1 seeks to resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network. The Council will consider the impacts of the construction phase, including the use of Construction Management Plans. The supporting text of the policy (paragraphs 6.12 to 6.18) sets out when CMPs are sought.
- 5.2. Paragraph 6.16 of the Local Plan states that “A Construction Management Plan will usually be secured via planning obligations between the developer and the Council after an application is approved.” Paragraph 2.31 of the Transport Camden Planning Guidance says that: “CMPs are secured as a planning obligation through a legal agreement and the pro-forma must be agreed by the Council prior to commencement of work starting on site.” A CMP and a CMP implementation support contribution of £3,136 is required in order for the development to be considered acceptable and minimise the movement of goods and minimise the impact on the local area.
- 5.3. A support contribution is required to cover the costs of Council staff time in reviewing and approving the submitted CMP, the ongoing inspection and review of the plan during the construction works, and discussions to agree any amendments during the lifetime of the construction. This can take a large amount of time and this is a cost which should be covered by the developer who benefits from the planning permission rather than the tax payer. For applications in the area, the Council has used a consistent approach of requesting CMPs (via S106) for extensions and new dwellinghouses in the local area.
- 5.4. The site is located within a CMP priority area. The Councils Transport Planner has been consulted on the proposal. Whilst the proposal is minor, the site is close to the Camden Learning Centre and the New Horizon Youth Centre. Therefore the Council would need to ensure construction vehicles attending the site are well managed and the pedestrian footway adjacent to the site is safe and accessible during construction. The absence of a CMP to secure such details therefore is an additional reasons for refusal.

#### **6. Sustainability**

- 6.1. Policy CC1 states that the Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The photovoltaic panels would be removed and not re-provided. These were not associated with the 2010 permission and the Council would not insist on their re-provision for this form of minor

development.

## **7. Recommendation**

Refuse planning permission