

Delegated Report		Analysis sheet		Expiry Date:	02/09/2020
		N/A / attached		Consultation Expiry Date:	13/09/2020
Officer			Application Number(s)		
Laura Hazelton			2020/3049/P		
Application Address			Drawing Numbers		
143 King's Cross Road London WC1X 9BN			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension to provide 1 non-selfcontained bedsit (Class C4).					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>The application was advertised in the local press on 20 August 2020 (expiring 13/09/2020) and site notices were displayed on 07/08/2020.</p> <p>No responses were received.</p>					
CAAC/Local groups comments:	<p>The Kings Cross CAAC was consulted by email on 5 August. No response was received.</p> <p>Transport for London (TfL) provided the following response:</p> <ul style="list-style-type: none"> • Having assessed the proposals, I can confirm that TfL has no strategic transport comments to make on this planning application. If the development is permitted I recommend the developer is reminded of the following: • King's Cross Road forms part of the Transport for London Road Network (TLRN). The footway and carriageway must not be blocked during the development. All vehicles associated with the development must only park / stop at permitted locations and within the time periods permitted by existing on-street restrictions. In the event any Red Route dispensations are sought, these must be agreed with TfL in writing before the work. 					

Site Description

The application site is located on the south side of Kings Cross Road, on the north side of the junction with Wicklow Street. The building is three storeys in height and is in residential use at first and second floor level, with a retail unit at ground level.

The application site is not listed, but is located within Sub Area 4 of the Kings Cross St Pancras Conservation Area. It sits within a small terrace of three similar buildings (nos. 143-147), but also within a larger terrace of 11 properties. Nos. 143-147, are older, mid-19th century, three-storey terraced buildings, which have a smaller scale and are set back from the building line of the adjacent group (nos.149-163). The ground floor retail units project slightly to the adjacent building line, and retain original detailing with later shopfronts inserted. Nos.145 and 147 have been painted and have lost original windows, which the Conservation Area Management and Appraisal and Management Strategy highlights as detracting from their appearance.

Relevant History

2015/5146/P - Certificate of Lawful Existing Use for 1 self-contained studio flat at first floor level and 2 bedsit units at second floor level. Granted 18/11/2015.

Planning history of wider terrace

159 -163 King's Cross Road

2003/1352/P - Erection of a mansard roof in connection with the formation of 3 one-bedroom flats. Refused 11/03/2004 for the following reason:

It is considered that the proposed mansard, by reason of its height, scale, mass and detailed design would be detrimental to the appearance of the building and would fail to preserve or enhance the character or appearance of the King's Cross Conservation area contrary to policies EN24 (Roof alterations and extensions) and EN31 (Character and appearance of conservation areas) of the London Borough of Camden Unitary Development Plan 2000.

161 King's Cross Road

2008/3560/P - Erection of a mansard roof extension at third floor level to provide additional accommodation for two existing flats located at second floor level (Class C3). Refused 10/10/2008 for the following reason:

The proposed mansard roof extension, by reason of its bulk and location, would be detrimental to the character and appearance of the building, the integrity of the terrace row to which it forms a part, and to the character and appearance of the of the King's Cross Conservation Area contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within the Camden Planning Guidance 2006 and King's Cross Conservation Area Statement.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

The Draft London Plan 2019

Camden Local Plan 2017

Meeting housing needs

Policy H1 Maximising housing supply

Policy H6 Housing choice and mix

Policy H7 Large and small homes

Policy H10 Housing with shared facilities

Protecting amenity

Policy A1 Managing the impact of development

Design and Heritage

Policy D1 Design

Policy D2 Heritage

Transport

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car-free development

Policy T3 Transport infrastructure

Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG Interim Housing 2019

CPG Housing 2019

CPG Design 2019

CPG Amenity 2018

CPG Altering and extending your home 2019

CPG Transport 2019

CPG8 (Planning obligations (July 2015, updated March 2018)).

King's Cross / St. Pancras Conservation Area appraisal and management strategy 2003

1. Proposal

1.1 Planning permission is sought for the erection of a mansard roof extension at 3rd floor level to provide 1 bedsit room with a small kitchenette. The room would not be self-contained and would not benefit from a separate bathroom, but would share the communal facilities at first floor level with the existing 2 bedsits at second floor level.

2. Assessment

2.1 The principal planning considerations are considered to be the following:

- Creation of additional HMO housing
- Standard of accommodation
- Design and Heritage
- Neighbouring amenity
- Transport considerations

3. Creation of additional HMO housing

3.1 HMO policy H10 provides support for the provision of housing with shared facilities to meet the needs of small households with limited incomes and modest space requirements. The proposals are relatively small scale and are well located to contribute to low cost housing as part of a wider local mixed, inclusive and sustainable community. The existing property comprises two bedsit units at second floor which have their own kitchenettes but share a bathroom at first floor level, and a self-contained studio unit at first floor. The new bedsit would also include a small kitchenette but would share the existing first floor bathroom. Given the existing use of the building, the proposed bedsit would be an appropriate addition. Given the small scale of the development and the nature and characteristics of the accommodation, it is not considered reasonable or necessary to formally secure the use of the premises as low cost housing.

4. Standard of accommodation

4.1 The submitted details have been reviewed by the Council's Environmental Health Officer to determine whether the proposed bedsit would comply with legislation relating to minimum standards for HMOs (The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018). The legislation requires a minimum floor area of 12 sqm for a single bedroom (with a minimum floor to ceiling height of 1.9m), the bedsit must have access to a bathroom on the same floor or not more than one floor away, and there must be no more than four people sharing a single bathroom.

4.2 The proposed bedsit would measure 12.41 sqm excluding floor area with a head height less than 1.9m, and the applicant has confirmed the two existing bedsits are single occupancy meaning there would not be more than four people sharing a bathroom. However, the 3rd floor bedsit would only have access to a bathroom on the 1st floor below, ie. more than 1 floor away, which is contrary to the regulations.

4.3 As the proposed development would not be capable of meeting the minimum HMO licensing standards, it is not considered to provide an adequate standard of residential accommodation contrary to policies H6 (Housing choice and mix) and H10 (Housing with shared facilities). As such, this would form a reason for refusal.

5. Design and heritage

5.1 The Council's design policies are aimed at achieving the highest standard of design in all developments,

including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

5.2 Camden's Local Plan is supported by the 'Design' and 'Altering and extending your home' CPGs and the King's Cross / St Pancras Conservation Area Appraisal and Management Strategy.

5.3 The application site sits within a group of three similar terraced buildings, nos. 143-147 King's Cross Road, which form the end of a larger terrace of 11 properties (nos. 143-163 King's Cross Road). Nos. 143-147, are older, mid-19th century, three-storey terraced buildings, which have a smaller scale and are set back from the building line of the adjacent group (nos.149-163). The ground floor retail units project slightly to the adjacent building line, and retain original detailing with later shopfronts inserted. Nos.145 and 147 have been painted and have lost original windows, which the Conservation Area Management and Appraisal and Management Strategy highlights as detracting from their appearance.

5.4 Nos. 149-163 form a uniform terrace of 8 three-storey properties, which are constructed of yellow stock brick with sash windows, rendered window surrounds and a projecting dentilled cornice, of mid to late 19th century date.

5.5 Although the roof at no.143 has been altered previously to convert the original butterfly roof valley to a flat roof, all other properties within the terrace feature a butterfly roof valley, and no properties have been extended by a mansard roof extension. It should be noted that previous proposals for mansard roof extensions at nos.159-163 have been refused- see history section above.

5.6 Camden's 'Altering and extending your home' provides detailed guidance on when the principle of a roof extension is or is not likely to be considered acceptable. Additional storeys or mansard extensions are only 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;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm (paragraph 4.1).

5.7 Paragraph 4.2 describes circumstances where a roof addition is unlikely to be considered acceptable and includes the following examples which are relevant to the current application:

- Where there is an unbroken run of valley roofs;
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions

5.8 In this instance, the application site sits in a terrace where 10 of the 11 properties feature the original valley roof, and the roofline is entirely unimpaired by alterations or extensions. There is no established form of roof addition or alteration to the terrace, and as such, the proposed mansard would not help to re-unite the group of building.

5.9 The site is located within sub area 4 of the King's Cross Conservation Area. Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, the Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area.

5.10 The King's Cross / St. Pancras Conservation Area appraisal and management strategy (2003) also highlights that alterations and extension can have a detrimental impact either cumulatively or individually on the character and appearance of the area. Specific examples mentioned include roof level extensions. Where these interrupt the consistency of a uniform roofscape or the prevailing scale and character of a block, they can be particularly damaging to its character.

5.11 In terms of detailed design, CPG 'Altering and extending your home' provides guidance regarding mansard roof extensions and states that the lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter.

5.12 The proposed mansard has been set back behind the front and rear parapets, with a lower and upper roof slope. The lower slope would be angled at 70° with 2 front dormers in accordance with CPG guidance. However, this does not overcome the in-principle objection to the erection of a mansard roof extension in this location. Although the size and proportion of the dormer windows would be sympathetic to the windows to the floors below, the single window pane is not considered appropriate to the character of age of the existing building. However, if the proposals were acceptable in all other regards, the final design and details of this window could be secured by condition.

5.13 Overall, the proposed mansard would be contrary to the King's Cross / St Pancras Conservation Area Appraisal and Management Statement which highlights the negative impact and harm that roof extensions can cause to the character and appearance of the conservation area. It would also be contrary to CPG 'Altering and extending your home' which emphasises that groups of buildings with unimpaired rooflines should be preserved. For these reasons, the proposals are considered to cause harm to the character and appearance of the host building, the terrace within which it is located, and this part of the King's Cross Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan. As such, this would form an additional reason for refusal.

6. Neighbouring Amenity

6.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

6.2 Due to the location and nature of the proposals, they are unlikely to cause harm to neighbouring amenity. The roof extension would not impact neighbouring light levels or outlook. Although the development would introduce two new window openings, they would be no closer to the property opposite than the existing windows at first and second floor, and therefore would not materially increase opportunities for overlooking between neighbouring properties.

7. Transport considerations

7.1 The site has optimal access to public transport and alongside the likely occupier profile it is considered that the development is very unlikely to be let to private car owners. It is therefore considered that the proposals are not 'new housing development' in terms of the application of policy T2 and it is not necessary to secure the development as car-free housing by way of a s106 legal agreement.

7.2 The development does not include the provision of any cycle parking, but given the constraints of the site and the lack of outdoor space, this is considered acceptable in this instance.

8. Conclusion

8.1 The proposed mansard roof extension, by reason of its bulk, height and location on a terrace of properties with an unimpaired roofline, would be detrimental to the character and appearance of the building, the terrace as a whole and the character and appearance of this part of the Kings Cross St

Pancras Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

8.2 The proposed bedsit would provide substandard residential accommodation by way of inadequate provision of sanitary facilities, which would be harmful to the amenities of future occupiers, contrary to policies H6 (Housing choice and mix) and policy H10 (Housing with shared facilities) of the Camden Local Plan 2017.

8.3 As such, it is recommended that the application is refused.