

Delegated Report		Analysis sheet	Expiry Date:	07/09/2020
		N/A	Consultation Expiry Date:	06/09/2020
Officer			Application Number(s)	
Josh Lawlor			2020/3115/P	
Application Address			Drawing Numbers	
Flat 3 15 New End London NW3 1JD			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a bi-sloped combination roof with a crown top, dormer window and chimney stack to side elevation.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>One notice was displayed directly outside the site on New End on the 12/08/2020 (expiring 05/09/2020)</p> <p>Two objections were received from 21 New End and 6c New End, the objections state:</p> <ol style="list-style-type: none"> 1. <i>I wish to object to this planning request, a repeat request of reference 2019/4341/P submitted last year. Even with the revision of the plans the increased height of the extension would have an impact on light to our property, it would impair the view we have from the upper floors, and we will have the view of the roof rather than the skyline and it will impact directly on our privacy. It is unclear from the elevations where the dormer window will be placed. Raising the building by one storey would ignore the established roof line of the existing terrace facing New End and would disrupt the streetscape. It would be out of character with the terraced houses on that side of the road.</i> 2. <i>It is at the end of a row of cottages in a conservation area and is not in keeping with those properties, it will adversely affect the street scene, it is not in accordance with the Hampstead Neighbourhood plan and it would over intensify the use</i> <p><i>Officer response: The dormer would be on the side elevation fronting the walkway leading to Elm Row. For full response see Design, Heritage and Amenity sections of this report.</i></p>			
The Heath & Hampstead Society	<p>“We objected to the previous application to form an extra floor on top of a prominent corner terrace house.</p> <p>This application is even less acceptable.</p> <p>No.15 New End is part of an unspoilt line of Victorian terrace houses and forms a prominent corner in this part of the Conservation Area.</p> <p>The attempt to hide the awkward change of roof level from the unspoilt Victorian slate roof to a mansard by the tall chimney is unsuccessful. The proposed front elevation does not make clear that a vertical triangle of roof is needed to fill the gap between the existing lower roof and the much higher proposed mansard roof.</p> <p>This tortured shaped roof is alien to the Conservation Area and detracts from it.”</p>			

	<p><i>Officer Response: Noted – See Design and Heritage sections of this report</i></p>
<p>The Hampstead Neighbourhood Forum</p>	<p>“This application for a new mansard roof retains the same objectionable features as in the previous application, 2019/4341/P, which was withdrawn. The proposed one storey roof extension has not been improved by the addition of a tall, out of scale `chimney`, intended to hide the complex, untidy roof angles beyond.</p> <p>No. 15 occupies a prominent corner position in New End and is the last of a terrace. As in the previous application, raising the building by one storey would ignore the established roof line of the existing terrace facing New End and, along with the incongruous ‘chimney’ construction would disrupt the existing streetscape as shown in the photo below. The application, therefore, is contrary to Policy DH1 of the Hampstead Neighbourhood Plan which states that proposals that fail to respect and enhance the character of the area will not be supported.</p> <p>HNP Policy DH2 further asserts that development proposals must seek to protect and enhance buildings which make a positive contribution to the conservation area. The building is noted as making a positive contribution to the character of the area in the conservation area statement. The side profile of the extension would be problematic as well, disregarding the stepped pattern of houses lining the walk from New End to Elm Terrace. This inner core of the Village is characterised by “roof profiles and party walls that step with the steep slope”, rather than rising to meet it. The conservation area statement further advises that “great care has to be taken to note the appropriate context . . . As insensitive alterations can harm the character of the roof scale”.</p> <p>Any use of the chimney to service a real fire using coal or wood would be contrary to Camden’s Clean Air Action Plan.”</p> <p><i>Officer Response: Noted – See Design and Heritage sections of this report</i></p>

Site Description

The application site is a top floor flat of a 3-storey Victorian building that has been split into 2 self-contained flats. The property is positioned on the prominent corner of New End where it meets and access way leading to Elm Row. It is located within the Hampstead Conservation Area, and the building is identified as making a positive contribution to the Conservation Area. The building is not statutorily listed, and there are no listed buildings within the immediate vicinity of the site.

Planning History:

2019/4341/P Erection of single storey roof extension with front and side dormer windows **Withdrawn 14/10/2019**

The scheme was withdrawn following Officer advice that the proposed mansard would be unacceptable due to its impact on the composition of the host building and the uninterrupted roofline of the wider terrace.

Relevant policies

The National Planning Policy Framework 2019

London Plan 2016

London Plan 2019 (intend to publish)

Camden Local Plan (July 2017)

- D1 Design
- D2 Heritage
- A1 Managing the impact from development

The Hampstead Neighbourhood Plan 2018

- DH1 Design
- DH2 Conservation areas and listed buildings

Supplementary Guidance - Camden Planning Guidance

- CPG Altering and extending your home (March 2019)
- CPG Amenity (March 2018)

The Hampstead Conservation Area Statement (October 2001)

Assessment

1. Proposed Development

1.1 The applicant wishes to convert an existing traditional pitched roof into a bi-sloped combination roof with a crown top. A previously truncated chimney stack would be extended. The walls would be of matching brickwork, the roof would use clay tiles and the dormer would have a timber sash window. The roof extension would form an additional bedroom to the existing 1 bed flat.

2. Assessment

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

- Design and Heritage;
- Residential Amenity;

3. Design and Heritage

- 3.1. Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local context and character. Policy D2 (Heritage) states that the Council will preserve and enhance Camden's heritage assets and their settings, including conservation areas. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm. The Council will also require that development within conservation areas preserves or, where possible enhances the character or appearance of the area.
- 3.2. 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, where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extension and for buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level.*
- 3.3. Hampstead Neighbourhood Plan (HNP) Policy DH2 asserts that development proposals must seek to protect and enhance buildings which make a positive contribution to the Conservation Area. Planning applications within a Conservation Area must have regard to the guidelines in the relevant Conservation Area Appraisal(s) and Management Strategies. The Hampstead Area Appraisal states that the inner core of the Village of which the host building forms a part, is characterised by "*roof profiles and party walls that step with the steep slope*", rather than rising to meet it. The conservation area statement further advises that "*great care has to be taken to note the appropriate context . . . As insensitive alterations can harm the character of the roof scale*". The appraisal advises the following for roof alterations and extensions (pp 62-3):
- 3.4. *In an area of such variety the roofscape changes from street to street. Great care therefore has to be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, and inappropriate windows. In many instances there is no further possibility of alterations. Some alterations at roof level have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:*
- *It would be detrimental to the form and character of the existing building*
 - *The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired*
 - *The property forms part of a symmetrical composition, the balance of which would be upset*
 - *The roof is prominent, particularly in long views*

- 3.5. The proposal is contrary to the above conservation area guidance. The proposed extension would have two street-facing elevations, each featuring two different pitches. The original shallow pitches would rise into steeper pitches to incorporate a newly formed bedroom. The result is that the side profile of the extension, disregards the stepped pattern of houses lining the walk from New End to Elm Terrace. Therefore the additional storey would interrupt the established and largely consistent roof line of the existing terrace facing New End.
- 3.6. The existing traditional pitched roof is integral to the form and character of the building. Converting the pitched roof into a bi-sloped combination roof with a crown top would unbalance the composition of the building. In order to facilitate the newly formed bedroom, it would also be necessary to add a dormer which would have the effect of further increasing the bulk and scale of the roof form of this corner cottage which, as noted, is part of a consistent terrace.
- 3.7. As noted the property's roof forms part of a continuous terrace of similar roofs and is visible from along New End, as well as neighbouring houses leading to Elm Row. The roof extension would be particularly prominent, particularly in long views. The elongated chimney would only partly conceal the roof extension.
- 3.8. The application form describes this as a 'restoration', but no historic plans have been provided to show the presence of a chimney of this scale. There has been no real supporting evidence to support the theory that a chimney existed to the form that is proposed. There is an external flue in the form of a brick protrusion which would accommodate each storeys chimney flue which is expressed as a decorative feature on the elevation. However it is disputed that a large chimney would have risen up to the height which is now proposed. This incongruous 'chimney' construction appears over scaled for a cottage house of this type. It would appear overly bulky and elongated in relation to the host building and adjoining terrace. The chimney is being used to partially conceal complex and atypical roof angles behind. The addition of the chimney is not considered to restore or enhance the buildings original features, but would rather cause harm to the appearance of the building and conservation area.
- 3.9. The application, therefore, is contrary to HNP policy DH1 and local plan policy D1 which states that proposals that fail to respect and enhance the character of the area will not be supported. The proposal fails to respond positively and sympathetically to the existing rhythm, proportion, height, scale, massing, materials and storey heights of surrounding buildings. The proposal is also contrary to local plan policy D2 and HNP policy DH2 which requires development to protect and enhance buildings which make a positive contribution to the conservation area.
- 3.10. The proposal harms the character and appearance of the Hampstead Conservation Area. Para 196 of the NPPF (2019) 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*'. The proposal is considered to cause 'less than substantial harm' to the character, appearance and historic interest of the Hampstead Conservation Area as well as to the host property which is identified as making a positive contribution to the character and appearance of the conservation area. The proposal would serve to increase the number of bedrooms within the flat from one to two bedrooms which are a higher priority market dwelling size in compliance with policy H7 of the Camden Local Plan. However this limited public benefit is considered not to outweigh the harm demonstrated as a result of the proposed development. On balance, the scheme is considered to be unacceptable.
- 3.11. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under s. 72 of the Listed Buildings and Conservation Areas Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 location of the roof extension, which is set away from neighbouring windows would not unduly harm neighbouring occupiers' access to outlook, sunlight or daylight, nor would it harm other residential amenities and refusal is not warranted on this basis

5. Recommendations

- 5.1. Refuse planning permission