

Delegated Report		Analysis sheet	Expiry Date:	19/10/2020
(Refusal)		N/A / attached	Consultation Expiry Date:	11/10/2020
Officer			Application Number(s)	
Joshua Ogunleye			2020/3859/P	
Application Address			Drawing Numbers	
278 West End Lane London NW6 1LJ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of mansard roof extension with front roof terrace and conversion of upper floors into a 1-bedroom flat and a 3-bedroom maisonette plus alterations to windows at rear ground floor and side 1 st floor				
Recommendation(s):		Refuse planning permission		
Application Type:		Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informative:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
	No. Electronic	00		
Summary of consultation responses:	Site notice consultation: 17/09/2020 until 11/10/2020 Press notice consultation: 11/09/2020 until 05/10/2020 No responses were received from neighbouring properties.			
Fortune Green and West Hampstead Neighbourhood Forum	<p>This application appears to be identical to the previous application for this building, 2020/2207/P, which was recently withdrawn, so the Fortune Green and West Hampstead NDF repeats its objections.</p> <p>Fortune Green and West Hampstead NDF object to this scheme on the grounds that it would not conform with policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015) by disturbing the roof line of a significant terrace in the area's main street, and in a conservation area. The building is in the West End Green Conservation Area.</p> <p>The full length of the terrace (278 to 256 and then 254 to 236) has no roof extensions. (See photograph in the application). The mansard will be visible from the pavement outside the Fire Station on other side of West End Lane, from the roadway to the north of the Fire Station and also from the roadway approaching from the south, as the existing chimney pots are visible, and they are around half the height of the proposed mansard.</p> <p>Application 2019/4006P (278 West End Lane) was approved for internal modifications to the top floor but only after the mansard roof (very similar to current proposal) in the originally proposed drawings was removed.</p> <p>Application 2020/0782/P (200 West End Lane) was refused on the grounds: "The proposed rear extension, roof extension and roof terrace privacy screen, by reason of their detailed design, height, size, bulk and siting, would harm the character and appearance of the host property, terraced group of properties and conservation area, contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015)."</p> <p>Application 2019/3505/P (200 West End Lane) was refused on the grounds: "The proposed development, by reason of its detailed design, height, scale, bulk and siting, would harm the character and appearance of the host property, terrace and conservation area contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan (2015)."</p>			

Site Description

- 1.1. The subject property is three storey terraced Victorian property on the eastern side of West End Lane fronting West End Green, almost at the end of the terraced row as the road turns the corner eastwards. The property is currently in mixed use, the ground floor is in commercial use and the first and second floors in residential.
- 1.2. The terrace is visible from long views in Fortune Green Road and West End Lane, particularly the application site due to its corner location. The property comprises a red brick finish, timber sash windows, white painted parapet and a flat roof. It appears similar to other properties along the terrace. The scale and massing of properties along this terrace are also uniform.
- 1.3. The application property is within the West End Green Conservation Area and the Fortune Green and West Hampstead Neighbourhood Plan area. Properties along the terrace have been identified as positive contributors. The property is not subject to any statutory or local listing.

Relevant History

2019/4006/P Conversion of 4-bed maisonette at first and second floors into 1x1-bed and 1x2-bed units (Class C3), plus alterations to ground floor rear windows. Application Granted on 19/05/2020

2020/2207/P Erection of mansard roof extension, as a S73 amendment to planning permission 2019/4006/P granted 19/05/2020 for the conversion of 4-bed maisonette at first and second floors into 1x1-bed and 1x2-bed units (Class C3), plus alterations to ground floor rear windows. Application withdrawn on 09/09/2020

Nearby properties

200 West End Lane

2019/3505/P for the change of use from 1x6B flat to 2x 2B4P and 1x 3B5P flats. Erection of rear extension at 1st floor, 3 storey side infill extension (1st-3rd floor) and rear balcony at 2nd. Erection of roof extension involving rear dormer and roof terrace and 3x front rooflights. Installation of bin and bike stores in rear garden. Refused 6 October 2019

2020/0782/P for the Conversion of upper floors maisonette to create 3 flats (Class C3) consisting of 2 x 2bed 3person flats and 1x 3bed 4person flat; erection of enlarged rear extension at 1st floor; loft conversion involving a rear dormer roof extension, rear roof terrace and 3 front rooflights; erection of bin and bike stores in rear garden. Refused 20 April 2020

Relevant policies

National Planning Policy Framework 2019

The Draft New London Plan consolidated with suggested changes 2020

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

T1 Prioritising walking, cycling and public transport

T2 Parking and car-free development

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 1: Housing

Policy 2: Design and Character

Policy 3: Safeguarding and enhancing Conservation Areas and heritage assets
Policy 7: Sustainable Transport
Policy 8: Cycling

Camden Planning Guidance

CPG Altering and extending your home (2019)
CPG Design (2019)
CPG Amenity (2018)

West End Green Conservation Area Appraisal and Management Strategy (2011)

Assessment

2. Proposal

- 2.1. Planning permission is sought for the erection of mansard roof extension and conversion of the upper floors into 2 flats (1bed 2p & 3bed 5p) plus alterations to rear/side windows.
- 2.2. The proposed mansard extension would be set back from the main parapet edge by 1.4m. It would have an eaves 2.25m and a ridge height of 2.8m. The roof extension's front and rear roofslopes would pitch at a 70 degree angle and be full width. The extension would be constructed with materials matching the host property. The proposed dormers would comprise two front facing full length doors, each measuring 0.98m x 1.8m, to give access to a front roof terrace.
- 2.3. The upper floors element is similar to a previously approved scheme on the same site application reference 2019/4006/P granted on 19/05/2020 for 'Conversion of 4-bed maisonette at first and second floors into 1x1-bed and 1x2-bed units (Class C3), plus alterations to ground floor rear windows'.
- 2.4. The key difference between this application and the previous approval is the proposed mansard roof extension which is being considered for the first time and would allow the approved 2nd floor flat to be enlarged into a 3 bedroom maisonette.

3. Revisions

No revised drawings was sought in the consideration of this application.

4. Assessment

Design and heritage

- 4.1. 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. Camden's Local Plan is supported by CPG documents 'Design' and 'Altering and extending your home' and the West End Green Conservation Area Statement.
- 4.2. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 4.3. Special regard has been attached to the desirability of preserving or enhancing the 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.

- 4.4. Paragraph 4.2 – 4.3 of the Camden ‘Altering and extending your home’ CPG states that a roof alteration or addition is likely to be unacceptable, where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene in particular where it would alter an unbroken run of valley roofs.
- 4.5. Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan states that:
- i) Development that enhances or preserves Conservations Areas and heritage assets in the Area – as well as their distinct character, appearance, and setting – will be supported.
 - ii) Proposals which detract from the special character, and/or, architectural and/or historic significance, and setting of Conservation Areas and heritage assets in the Area will not be supported.

Local Character

- 4.6. The surrounding area comprises predominantly mixed use Victorian properties. The eastern side of the road is characterised with three storey properties of a uniform scale and massing with no roof alterations or extensions evident. Whilst the western side of the road is characterised by four storey properties, these properties remain visually uniform, despite having had various alterations to their roofs.
- 4.7. The application property is readily visible along its terrace from West End Green and West End Lane facing north and south. This is due to the widening of the road along this section of the terrace allowing increase visual connectivity. It is also possible to views parts of the terrace between the Victorian terraces along West Cottages and Carlton Mews.
- 4.8. The applicant has sited the presence of roof extensions on the roofs of four storey properties on the western side of West End Lane as material consideration in this context. However it is considered that the referenced properties as being of a different character and architectural composition to the application site. Furthermore, many of these dormers are screened from the public realm by virtue of their setback within the roof and the host properties’ four storey form. Nowhere is the terrace viewed in its entirety from the surrounding streets. The arrangement of roof extensions on the terrace of nos. 327 – 341 only serve to demonstrate the visual impact a roof extension would have on the application terrace.

Proposed Mansard Roof Extension

- 4.9. The proposed mansard roof extension would comprise a 70 degree pitch on front and rear walls and vertical brick upstands on either side of the party wall with a flat top. The front and rear roof slopes would be clad in tiles matching existing and the flank walls with bricks matching existing. The rear pitch would extend from the host property’s original eaves.
- 4.10. The proposed mansard roof extension’s full width form and height would sit 1.8m proud of the existing roof’s parapet. It would result in the breaking up of an otherwise unbroken roofscape along this section of the terrace. Whilst it is noted that the dormer’s front would be set 1.4m behind the front parapet, it is considered the two party wall upstands would be visible from various vantage points along the streetscene in particular from West End Green. This would result in the breaking up uniform character of an unaltered roofscape. Although the applicant’s plans show that the setback roof extension would not be visible in sightlines from immediately across the road, this is misleading as longer views of the property are possible from a number of vantage points further away, not only from further west across the traffic island but also from the north and northwest across the Green where the roadway widens and is further uphill.
- 4.11. The proposed extension’s scale and massing would appear visually prominent and incongruous within its setting, where its solitary form would disrupt the harmony and clean parapet line of the unaltered and uncluttered roofscape. Its proposed flank walls would obstruct

views of the array of chimneys to the detriment of the surrounding streetscene. The proposed extension would fail to preserve or enhance the character of the host property nor would it preserve the prevailing character of its attached terrace. The result would be an unbalanced roof design. It is considered the proposed alteration would have an unacceptable impact on a section of the terrace.

- 4.12. Officers consider the uniform flat roof form of this part of the terrace to be architecturally significant within the context of the roofs of this section of the terrace, given its visually prominent location within the conservation area from a number of long views. The loss of this architectural style would undermine the visual cohesion of this terraced row and streetscene. For this reason it is considered the proposed mansard roof design would be contrary to paragraph 4.2 of the Camden Altering and extending your home CPG.
- 4.13. Thus it is considered that the proposed mansard extension would harm the character and appearance of the host property, the terrace of which it forms part, the streetscene and the conservation area.

Proposed windows and roof terrace

- 4.14. The proposed full length doors on its front are of a similar width to the windows on the lower level, which they are vertically aligned with and appear as traditional mansard dormers partially masked by the parapet in front. The proposed front roof terrace would be hidden behind the front parapet and thus would not be perceptible in long views within the public realm.
- 4.15. The alterations to the rear and side windows are as previously approved and remain acceptable.

5. Amenity

- 5.1. It is considered that the proposed rear facing dormer windows would facilitate outlook similar to existing condition. Therefore, the proposed dormer windows would not give rise to adverse overlooking.
- 5.2. Given the fact that the dormer would be set in from the sides of the rear roofslope of the neighbouring properties, the proposed rear dormers would have an acceptable impact with regards to daylight and outlook.

6. Conversion

- 6.1. The proposed conversion to flats is acceptable. The 1st floor flat remains as previously approved; the enlarged top floor to become a 3 bedroom maisonette is acceptable in terms of mix, layout and space standards.

7. Transport

- 7.1. Policy T2 of the Local Plan requires all new development in the borough to be car-free regardless of PTAL rating, this would be secured by a S106 legal agreement. For car-free developments, the Council will not issue on-street parking permits and will use planning obligations to ensure that future occupants are aware they are not entitled to on-street parking permits. In absence of a S106 securing car-free development, it forms a reason for refusal.
- 7.2. Policy A1 of the Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces. A highway contribution is not required for this small scale development.

8. Conclusion

- 8.1. The proposed mansard roof extension, by reason of its location, bulk and design, would appear as a visually obtrusive and incongruous addition on the property and would disrupt an

unaltered roofscape of this row of terraced properties. It would thus harm the character and appearance of the host building, terrace of which it forms part, streetscene and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies 2 (Design and character) and 3 (Safeguarding and enhancing Conservation Areas and heritage assets) of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

- 8.2. In the absence of a S106 legal agreement securing car-free housing, the proposed conversion would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policies T1 (Prioritising walking, cycling and public transport) and T2 (Parking and car-free development) of the London Borough of Camden Local Plan 2017.

9. Recommendation

- 9.1. REFUSE planning permission