

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	06/01/2021
		N/A / attached	<b>Consultation Expiry Date:</b>	27/12/2020
<b>Officer</b>			<b>Application Number(s)</b>	
Kristina Smith			2020/5142/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Flat 2nd Floor, 9 Cliff Road London NW1 9AN			Refer to 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 roof extension with terrace to front				
<b>Recommendation(s):</b>		Refuse planning permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
<b>Consultations</b>				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<ul style="list-style-type: none"> <li>• A site notice was displayed between 27/11/2020 and 21/12/2020</li> <li>• A press advert was published on 03/12/2020</li> </ul> <p>No responses were received</p>			
CAAC comments:	<p><u>The Camden Square CAAC object to the proposal on the following grounds:</u></p> <ul style="list-style-type: none"> <li>• The drawings are schematic rather than showing a buildable scheme and, if drawn to satisfy Building Regulations and be buildable, would be significantly larger – <i>e.g. All roof elements appear much too thin, inadequate height is allowed for roof falls, upstands, or drainage; The roof lights are shown impossibly recessed; The door to the roof terrace would end up higher with the necessary upstand sill and lintel above; The 2M stair headroom could not be achieved without raising the roof and the landing structure would block the top of the window.</i></li> <li>• The scheme would add inappropriate bulk above the roof of a group of mid-19th Century buildings with no roof extensions.</li> <li>• The structure would be obtrusive from the rear but also from angled and more distant views.</li> <li>• The scale and proportion of the proposed development do not relate to nearby buildings or the original structure</li> <li>• The relationship between the halves of this semi-detached pair would be spoiled by this extension. The relative consistency with the next group SW in Cliff Road would also be lost.</li> <li>• The proposal for a roof extension should be rejected. An extension on the undisturbed roofs of this group of Victorian properties would harm the Conservation Area.</li> </ul>			

## Site Description

The application site refers to the south-west property within a pair of four storey semi-detached Victorian properties located on the north-west side of Cliff Road. The two buildings are divided into flats and this application specifically relates to the top floor flats in both buildings.

Cliff Road demonstrates a variety of built form including 19<sup>th</sup> century villas interjected by the modernist architecture of Cliff Studios to the immediate north east of the application site. The application site belongs to a building group to its southwest that incorporates Nos 8 to 15 Cliff Road.

The site is located within the Camden Square Conservation Area and is identified, along with the rest of the building group, as positive contributors.

## Relevant History

### Application site

**2016/2694/P** - Erection of a roof extension **Refused 28/07/2016** on the grounds that:

- *The proposed roof extension, by reason of its design, form, bulk and location in a roofscape largely unimpaired by later additions, would result in harm to the character and appearance of the building, the terrace of which it forms part and this part of the Camden Square Conservation*

APPEAL DISMISSED 13/02/2017

### 8-9 Cliff Road (includes application site)

**2018/2323/P** - Erection of roof extension with front inset terrace to provide additional residential floorspace (C3) for existing upper floor flats. Refused 17/07/2018 on the grounds that:

- *The proposed roof extension, by reason of its design, bulk and siting on an unimpaired roofline, would be detrimental to the character and appearance of the host buildings, the wider building group and the Camden Square Conservation Area*
- *The proposed development, in the absence of a Section 106 legal agreement to secure that the roof extensions to both properties is built out as one building operation, would fail to safeguard the symmetry of the pair of buildings, wider group of buildings and the Camden Square Conservation Area*

APPEAL DISMISSED 15/04/2019

## Relevant policies

### National Planning Policy Framework (2019)

### National Planning Practice Guidance

### The London Plan 2016

### *Publication London Plan 2020*

### Camden Local Plan 2017

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

### Supplementary Planning Guidance

- CPG Altering and extending your home – March 2019
- CPG Amenity – March 2018

## Camden Square Conservation Area Appraisal and Management Strategy (2011) (CAAMS)

### Assessment

#### 1. Proposal

1.1 The applicant seeks planning permission for:

- Erection of roof extension with inset terrace to front to provide additional living accommodation for existing 1-bed unit (Class C3).

#### 2. Assessment

2.1 The main considerations in the assessment of the application for planning permission are:

- Design and Conservation
- Impact on Neighbouring Amenity

#### 3. Design and conservation

3.1 Policy D1 of the Local Plan requires all developments to be of the highest standard of design and will expect development to consider:

- Character, setting, context and the form and scale of neighbouring buildings and constraints of its site;
- The prevailing pattern, density and scale of surrounding development;
- The impact on existing rhythms, symmetries and uniformities in the townscape

3.2 By virtue of the site being located within the Camden Square conservation area, the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This is reflected by policy D2 which seeks to only permit development within conservation areas that preserves and enhances the character and appearance of the area.

3.3 Paragraph 4.2 of *CPG Altering and extending your home* provides more detailed advice on roof alterations and advises that a roof alteration or addition is likely to be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions,

3.4 In its specific management guidance on the Camden Square Conservation Area, the CAAMS states that, '*The regular composition of the roof lines is an important element in the appearance of the conservation area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.*'

3.5 It is important to note from the outset that there have been two appeal decisions relevant to the current application, the first relating to a roof extension at no.9 only (ref. APP/X5210/W/16/3160504) and the second, for a roof extension across both nos.8-9. Both appeals were dismissed and in both decisions, the Inspectors discussed the appeal site in terms of its relationship with the wider building group and its unimpaired roofline. The decisions conclude that the roof extensions would result in harm to the character and appearance of the conservation area.

- 3.6 The application site belongs to a building group that comprises nos.10-15 Cliff Road to the immediate south-west of the application site. It is understood these buildings were once pairs, as per the application site; however, they have since undergone side infill extensions that have resulted in them becoming a continuous terrace. Nevertheless, the architectural language corresponds strongly with that of the application site. This coherence in the architectural language is referred to in the Inspector's latest decision which regards them as part of the same building group.
- 3.7 The parapet line across the building group is consistent and demonstrates no alteration. The parapet height steps up slightly to Cliff Road Studios; however, this is clearly a building of a distinctly different architectural form that has nonetheless been designed to respect the height of its neighbours in terms of number of storeys. The proposed roof extension, whilst set back from both the front and rear parapets, would nonetheless add an additional storey resulting in the building becoming the tallest in its building group, and higher than Cliff Road Studios to its north. The proposed extension would also have the effect of unbalancing the strong symmetry of the pair (no's 8 and 9) that the application site forms a part.
- 3.8 The form of the extension has been designed so that it is concealed in wider views and, although it is unlikely to be readily visible in views from Cliff Road, it is likely to be visible in longer, oblique views of the rear elevation from Camden Park Road (image below, red arrow indicates application site) and be apparent in private views from 'above ground' windows of neighbouring buildings. The form is also clearly non-traditional and appears the result of a contrived attempt to hide it in most views, rather than being informed by an appreciation of the scale and form of the host building and wider building group. It is stressed however that any additional structure, regardless of its form and design, would not be supported in this location.



- 3.9 In terms of detailed design, the extension would be clad in slate tiles with three flush rooflights to the rear and a sliding glazed door to the front to access a terrace. Large expanses of glazing at this level on historic buildings is not typically supported as it creates a jarring contrast and does not respect the solid to void ratios and window hierarchy of the host building. As for the incorporation of a front terrace, whilst the extension may not be readily visible in views from Cliff Road, the terrace is likely to accumulate clutter (such as parasols and planting) that would be visible from the street.
- 3.10 The design and access statement makes reference to various roof alterations in the Camden Square Conservation Area; however, none of these examples are on properties that comprise the same building group as the application site or are on the same street. Furthermore, several examples are historical, decided under now outdated planning policy.

#### 4. 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. This includes privacy, outlook, daylight and sunlight.

4.2 The proposed extension, including its windows and terrace, would be located a sufficient distance away from neighbouring windows for there to be no adverse impact on amenity.

## **5. Conclusion**

5.1 The extension would interrupt a consistent parapet line across its wider building group that demonstrates no other alterations. The roof extension would result in the building being higher than its neighbours on either side and unbalance the existing symmetry with no.8 Cliff Road. Furthermore, the detailed design, including its glazed doors and incorporation of front roof terrace, is non-traditional and would introduce incongruous features that are likely to be prominent from the public realm. It is therefore considered the roof extension would be detrimental to the host property, the building pair, the wider building group, and the Camden Square Conservation Area.

5.2 Local Plan Policy D2 is consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF 2019, which seeks to preserve and enhance heritage assets. The Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm. Given the assessment outlined above, it is considered that the proposal would result in 'less than substantial' harm to the character and appearance of the Camden Square Conservation Area. Whilst there is a very minor public benefit to be found in improving the Borough's housing stock, this would only be a single private unit and as such is not sufficient to outweigh the harm caused as a result of the development. Thus the proposal is considered to be contrary to Section 16 of the NPPF which seeks to preserve heritage assets.

## **6. Recommendation**

6.1 Refuse planning permission for following reason-

The proposed roof extension, by reason of its bulk, form, design and location on an unimpaired roofline, would result in harm to the character and appearance of the host building, its wider building group within Cliff Road and the Camden Square Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.