

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	16/11/2020	
	N/A		<b>Consultation Expiry Date:</b>	28/11/2020	
<b>Officer</b>			<b>Application Number(s)</b>		
Ben Farrant			2020/4303/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat B, 2nd Floor 13 St Martin's Close London NW1 0HR			See draft decision notice		
<b>Proposal(s)</b>					
Erection of mansard style roof extension to top floor flat.					
<b>Recommendation(s):</b>		Refuse planning permission			
<b>Application Type:</b>		Full Planning Application			
<b>Conditions or Reasons for Refusal:</b>		Refuse Permission			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses	02	No. of objections	02
<b>Summary of consultation responses:</b>		<p>A site notice was displayed between 04/11/2020 and 28/11/2020.</p> <p>Two objections were received from the owner/occupiers of nos. 10 and 14 St Martin's Close. These are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Fails to consider the heritage asset and its significance</li> <li>• The proposal would be visible</li> <li>• Overlooking</li> <li>• Materials are inappropriate</li> <li>• Intensity of use</li> </ul> <p><u>Officer Response:</u> Noted and addressed within the report.</p>			

## Site Description

The application site is a 3 storey mid-terraced property located on the southern side of St Martins Close. The building contains two residential flats, with flat B (the application property) contained to the second (top) floor. The property is not listed, nor is it located within a conservation area. The building is locally listed, as is the remainder of the adjoining terrace, and the surrounding properties to the north and south (see figure 01 below).

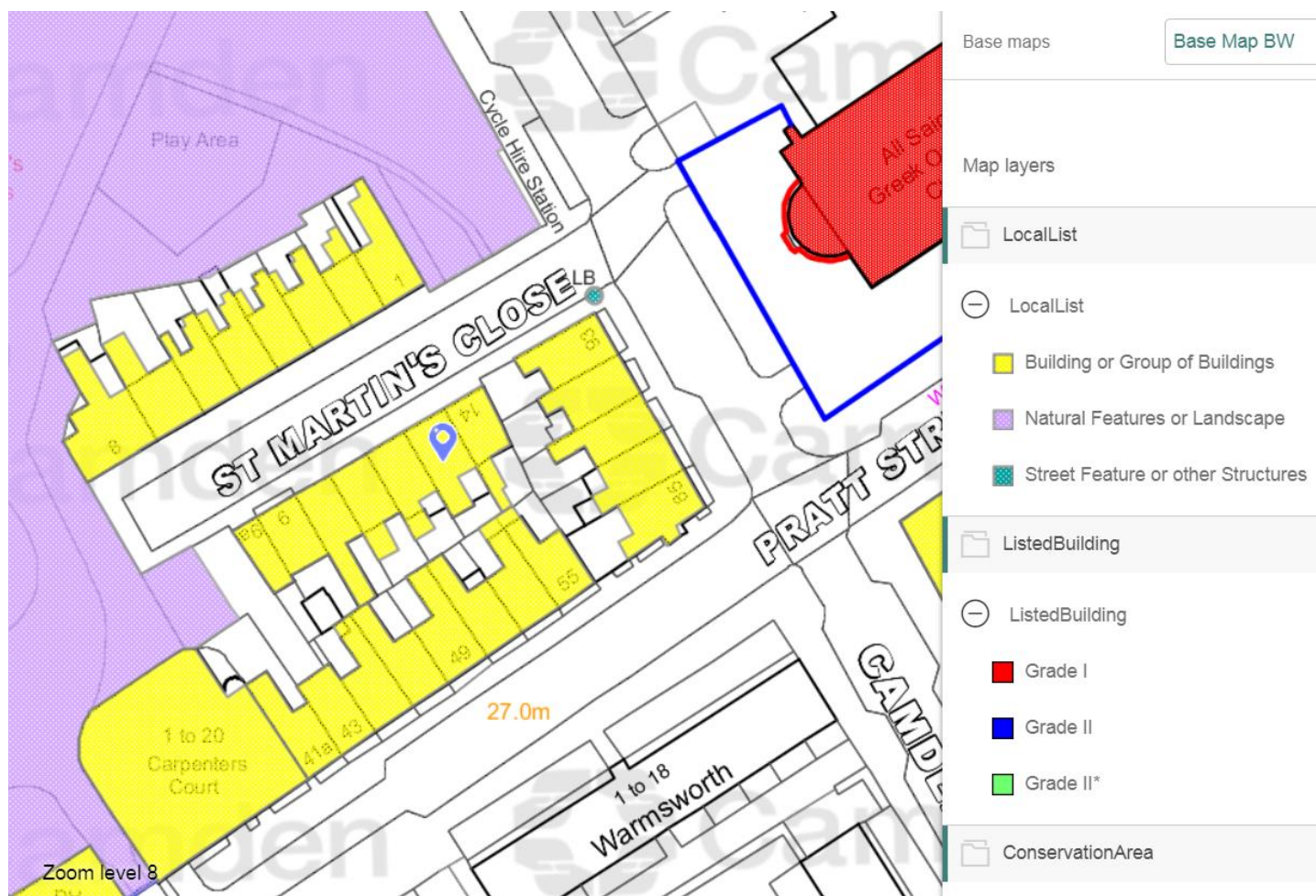


Figure 01: Heritage map

Camden's Local List describes these properties within St Martins Lane as:

*“Intact mid-19th century terraced street (three houses facing onto Camden Street demolished in second half of 20th century and site incorporated into St Martin's Gardens). High quality domestic architecture and very attractive streetscape with York stone paving and granite kerbstones, historic lamp standards and street trees. Views to east and west ends of street contribute to its character with views of the stone tower of All Saints Church to the east and St Martin's Gardens to the west.”*

The street is consistent in its character and appearance, with a uniform frontage to the properties. The topography is flat with no real variation in the overall heights of the properties. All the properties within this terrace maintain their original valley roofs, with no mansards or other roof extensions being incorporated within the street.

## Relevant History

13 St Martins Close (application site)

**2003/2442/P** - Conversion of the existing dwelling house into one self-contained unit and a one bedroom flat, involving construction of a rear ground floor conservatory – **Granted 13/11/2003.**

**2003/3695/P** - Loft extension to the rear – **Refused 05/02/2004. Decision appealed (ref: APP/X5210/A/04/1149323) and dismissed 01/12/2004.**

## 1 St Martins Close

**2017/0482/P** - Erection of a roof extension with 2 x dormers to the front elevation, increase in height of the rear parapet wall following the demolition of the butterfly roof and installation of 3 x sash windows to the rear for ancillary residential floorspace for the existing second floor flat (Class C3) – **Withdrawn following Officer feedback.**

No planning permission has been given for roof alterations throughout St Martins Close.

### **Relevant policies**

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

Chapter 12 - Achieving well-designed places

Chapter 16 - Conserving and enhancing the historic environment

#### **Intend to Publish London Plan 2019**

#### **Camden Local Plan 2017**

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

#### **Camden Planning Guidance**

CPG Altering and Extending your Home (2019)

CPG Design (2018)

CPG Amenity (2018)

CPG Home Improvements (Draft) (2020)

### **Assessment**

#### **1.0. Proposal**

1.1 Proposed is the erection of a mansard style roof extension. The front wall would sit just behind the front parapet falling back at an angle of 79.4 degrees. It would have a flat roof, and would have a rear elevation sitting immediately behind the rear valley roof style parapet rising vertically upwards (without sloping back in a mansard style). The addition would have an internal head height of 2m, with two front dormer windows which would be marginally misaligned with the windows of the floors below. The extension would increase the size of the existing flat, turning it from a 1 bed flat to a 3 bed flat.

#### **2.0 Design**

2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

2.2 Local Plan policy D2 states that The Council will The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. Whilst the site is not located within a conservation area, the property is locally listed, and amongst an area of locally listed buildings (see Figure 01 of this report above). An assessment of the heritage impact therefore needs to be made.

2.3 CPG Home Improvements (Draft 2020), notes that in adding a further storey to a building, applicants should be aware of the prominence of the roof to appreciate what impact an additional roof level would have on the streetscene and wider area.

- 2.4 CPG Altering and Extending your Home states that (para.4.2) roof alterations or additions are likely to be unacceptable in a number of circumstances including 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, even when a proposal involves adding to the whole terrace or group as a co-ordinated design;
  - Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level; or
  - Where the scale and proportions of the building would be overwhelmed by additional extension.
- 2.5 With specific reference to mansard designs, CPG Altering and Extending your Home states that mansards will be generally considered an acceptable form of development where they 'are an established feature within a group of buildings or townscape'.
- 2.6 The CPG provides further guidance for valley roofs, which are original features of the properties within this terrace. The guidance states that where mansards are considered to be acceptable, they should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70°.
- 2.7 The proposal would be visible from St Martins Close and other viewpoints from surrounding streets.
- 2.8 The strong and simple parapet line (with no visible roof additions) contributes greatly to the character and appearance of this street. The addition would serve to erode this character and fundamentally alter the character and appearance of this property, serving to undermine the composition and architectural style of the building, adjoining terrace and street.
- 2.9 The addition would intrude upon this largely unimpaired roofline, in which mansards do not form an established part of the character. The proposal would undermine the architectural style of the property and terrace, failing to accord with the aforementioned policies and CPGs.
- 2.10 Aside from the principle of a mansard style extension, the detailed design is considered to be unacceptable with a vertical rear elevation and a steep sloped (79.4 degrees) front elevation, contrary to the guidance contained within CPG Altering and extending your home. The hanging tiles to the mansard and use of UPVC windows would not be acceptable on this locally listed property. The materiality does not represent a high quality finish, and the use of UPVC fenestration raises particular concerns, both on design and sustainability grounds which are contrary to guidance contained within CPG 'Altering and extending your home'. The design is considered to be of a poor quality, being unsympathetic to the host property and would result in harm to its character and appearance.
- 2.11 The applicant has highlighted examples of mansard roofs within nearby streets (though not within St Martins Close). This was previously assessed by the Planning Inspector under appeal ref: APP/X5210/A/04/1149323, where he dismissed the appeal following refusal on this site for a roof extension (ref: 2003/3695/P refused 05/02/2004). The Inspector noted (para.10):

*'It is argued that there is a wide range of heights, designs, styles and building heights in the vicinity of the appeal site and that such variety gives the area a distinctive character. Whilst I saw this variety in the wider area referred to, I also noted that St Martin's Close itself is generally*

*unaltered and retains a high degree of architectural coherence that, in my view, the proposal would undermine’.*

- 2.12 Whilst the mansard style design proposed here is different from the previously refused (and dismissed) design, this principle remains the same. The rooflines of the properties within the terrace remain largely unaltered with the original valley roofs consistent and unaltered throughout the terrace.
- 2.13 Given the above assessment, the proposal would serve to cause undue harm to the character and appearance of the host property as a locally listed building, as well as harming the adjoining terrace and surrounding area. The principle of the introducing a roof extension to an otherwise unimpaired and intact roofscape is unacceptable in principle due to its impact on the property and the surrounding area. In the event that this principle objection was overcome, the proposed design is also unacceptable, with an unsympathetic vertical rear elevation and steep pitch to the front elevation.
- 2.14 As the proposal is a locally listed building, it forms a heritage asset. 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’.*
- 2.15 It is acknowledged that the proposal would result in an increase in the size of this market flat, from a one bed to a three bed (which is within Camden’s housing mix priority table). As such, there would be some limited benefit arising as a result of the proposal. However this would not outweigh the harm caused to the character and appearance of the locally listed building and the setting of the adjoining locally listed terrace.
- 2.16 The proposal is thereby considered to constitute less than substantial harm to this locally listed building, with insufficient public benefits derived from the scheme to outweigh such harm. The proposal is therefore considered to be contrary to Section 16 of the NPPF (2019) which seeks to preserve and enhance heritage assets.
- 2.17 The mansard addition, by reason of its siting, scale, design and material finish, is considered to represent an uncharacteristic, unsympathetic and harmful addition to the host property, adjoining terrace, and surrounding area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, and refusal is warranted on this basis.

### **3. Quality of Accommodation**

- 3.1 London Plan policies 3.5 and 3.8 and Camden Local Plan policy H6 are relevant with regards to the amenity of proposed housing. Policy H6 notes that the Council will seek to secure high quality accessible homes in all developments that include housing, development is expected to meet the nationally described space standard.
- 3.2 Whilst this is not a proposed new dwelling, it is proposed to increase the scale of the property from a single storey 1-bed flat to a two storey 3-bed flat. In order to comply with Table 3.3 of the London Plan (see Figure 02 below) and CPG Housing, a single storey 1-bed flat would require a minimum Gross Internal Area (GIA) of 50sq. m, and a two storey 3-bed flat would require a minimum GIA of 84sq. m.

Number of bedrooms	Number of bed spaces	Minimum GIA (m <sup>2</sup> )			Built-in storage (m <sup>2</sup> )
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Figure 02: Minimum space standards for new dwellings

3.3 At present, the 1 bed single storey flat has a GIA of approximately 37.7sq. m, falling below this standard, though falling only marginally short for a studio flat. The proposed development would measure 69.2sq. m, falling significantly short of the 84sq. m GIA minimum, and therefore would represent a poor quality of accommodation for future occupiers. However alterations could be made in a straight forward manner to make it a two bed flat with ancillary space, in which case the size requirements would be generally met. The shortfall in size is not considered to be sufficient to justify a further reason for refusal.

#### 4. Impact on neighbours

4.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

4.2 The external alterations would be contained within the existing perimeter of the building, adding a mansard roof. It is considered that the proposed development would not unduly impact on occupiers of surrounding units in terms of daylight, sunlight or outlook. The extension of an existing residential flat would unlikely result in additional levels of noise, or vibration. The level of glazing proposed is typical of residential accommodation and would not result in unduly harmful levels of light overspill. Whilst a degree of overlooking is inevitable with roof extensions, given the degree of overlooking proposed this is considered not to result in harm to neighbouring occupiers.

4.3 An objection was received on the ground of increasing the intensity of this property. It is acknowledged that at present the top floor comprises a single storey 1-bed flat, which would increase to a two storey 3-bed flat. This would therefore, to some degree, intensify the use of the site. However, the flat would continue to operate as residential accommodation, and the overall number of properties within the building would not increase as a result of the works. It is therefore considered that the proposal would not result in undue harm to neighbours in terms of an increase in intensity.

4.4 Given the above, the proposal is considered to comply with policy A1 of the Camden Local Plan.

#### 5. Recommendation

5.1 Refuse planning permission