

APPEAL BY: M. KOUMI

**LOCAL PLANNING AUTHORITY: LONDON
BOROUGH OF CAMDEN COUNCIL**

**APPEAL SITE:
278 WEST END LANE
LONDON
NW6 1LJ**

**LOCAL PLANNING AUTHORITY REFERENCE:
2020/3859/P**

1.0 INTRODUCTION

1.1 This appeal statement has been prepared in support of the above appeal submission. It sets out the history of the development as well as the applicant's comments in response to the Council's decision to refuse the scheme.

2.0 BACKGROUND

2.1 The application was submitted following the previously approved scheme for similar works (2019/4006/P). Following this approval, the application was resubmitted to add an additional mansard. Therefore, it should be noted that all other elements under the appeal including reason or refusal 2, have all been resolved and a S106 to secure the development as car free was signed and completed under that previous application. Reason 2 has only be added to the current Decision Notice for completeness. However, the applicant has already agreed to this requirement.

2.2 Under that scheme the application was refused for the following reasons:

- 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. This is 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.*
- 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. This is 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.*

2.2 These reasons are summarized as follows:

No.	Reason
1	Impact of mansard on CA
2	S106 Car free

3.0 IMPACT ON CONSERVATION AREA

- 3.1 The West End Green Conservation Area is a mixed area with a commercial street and connecting residential streets. These streets contain a mix of buildings ranging from large mansion flat blocks to substantial terraced houses and smaller mews cottages. West End Lane is comprised of buildings in a range of heights, styles, and characters. Over time a number of terraces and detached buildings have been erected all adding to the lively character of the area. There is no overarching architecturally consistent entity centred on West End Lane
- 3.2 The application site is also part of a row of terraces. During the application's life cycle it does not appear that there were any comments or objections from the local Conservation Area Advisory Committee. However, the mansard was refused on conservation grounds.
- 3.3 The proposed mansard has been designed in keeping with several other properties within Camden Conservation Areas For example, at number 67 and 62 Camden High Street. It would not be visible at street level in front of the property or south of the West End Lane. However, it would be partly visible north of the street when viewed from the fire station and north of the road. Stood further afield in front of the fire station for example, the majority of the mansard would be hardly visible. Nevertheless, the proposed mansard roof would not be out of keeping and would be in a form that has been considered acceptable throughout Camden conservation areas and road. There are also mansard and other forms of roof extensions across the road from the site. Such as at numbers 325, 311 and 301 West End Lane. The rear elevation of the property would also be unharmed. The proposed widows at roof level have also been carefully designed to sit in line with those below it.
- 3.4 The proposed mansard is to allow a family unit to be created which would add to the councils housing numbers. Given the generally inconsistency in roof forms and extension within the location, the proposed mansard roof would not significantly harm the overall conservation area or the properties in question. It has been set back significantly so as not to be read from a number of vantage points. Thereby protecting the overall character of the area.

4.0 S106 CAR FREE LEGAL AGREEMENT

- 4.1 The applicant is happy to sign or update the current legal agreement.

5.0 CONCLUSION

- 5.1 The proposed mansard has been designed in keeping with other mansards within Camden conservation areas. It has also been significantly set back and would not be very visible even when viewed. Therefore, in light of this we consider the above proposal to be acceptable.