

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/07/20	
		N/A / attached		<b>Consultation Expiry Date:</b>		12/07/2020	
<b>Officer</b>				<b>Application Number(s)</b>			
Jaspreet Chana				2020/2072/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23-27 King's Terrace London NW1 0JP				See draft decision			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Erection of a mansard roof extension to provide two 1 bedroom flats							
<b>Recommendation:</b>		Refuse permission					
<b>Application Type:</b>		Full planning permission					
<b>Consultations</b>							
<b>Summary of consultation:</b>		<p>Three site notices were displayed on the 17/06/2020 (consultation end date 11/07/2020).</p> <p>The development was also advertised in the local press on the 18/06/2020 (consultation end date 12/07/2020).</p>					
<b>Adjoining Occupiers:</b>			No. of responses	00	No. of objections	00	
<b>Summary of adjoining occupiers' consultation responses:</b>		N/A					

<b>Site Description</b>
<p>Nos.23-27 is a three storey building which lies to the north east side of Kings Terrace. The building is currently within an office use class. The surrounding area is a mix of different mews type buildings varying in size, design and use. The existing character of the street is generally two storeys with mansard roof extensions. The subject site lies within the Camden Town Conservation Area.</p>

## Relevant History

### 23-27 Kings Terrace –

9003085 - The erection of a mansard roof extension to provide additional office accommodation for use within Class B1 of the Town and Country Planning (Use Classes) Order 1987 as shown on drawing no. PMA/SG/23 REV.A revised on 25.07.90 – Granted – 12/09/1990.

8700552 - The erection of an additional (second) floor to provide three flats as an amendment to the planning permission granted by letter dated 14th August 1986 (PL/8600508/R1) for redevelopment to provide a 2-storey building with two vehicular entrances comprising car repair workshop on the ground-floor and two light industrial units on the first-floor as shown on drawing no.10 – Refused – 23-07/1987.

### 90-93 Plender Street –

2018/2309/P – Erection of mansard roof extension to provide 1 x 1 bedroom dwelling – Granted – 13/09/2018.

## Relevant policies

### National Planning Policy Framework (2019)

### The London Plan (2016)

### The London Plan (Intend to Publish) 2019

### Camden Local Plan (2017)

- A1 – Managing the impact of development
- D1 – Design
- D2 – Heritage
- CC1 – Climate change mitigation
- CC3 – Water and flooding
- CC4 – Air quality
- CC5 – Waste
- G1 – Delivery and location of growth
- H1 – Maximising housing supply
- H3 – Protecting existing homes
- H4 – Maximising the supply of affordable housing
- H6 – Housing choice and mix
- H7 – Large and small homes
- T1 – Prioritising walking, cycling and public transport
- T2 – Car-free development and limiting the availability of parking.

### Camden Planning Guidance:

- Design (2019)
- Home Improvements (2021)
- Amenity (2019)
- Housing (2019)
- Energy efficiency and adaptation (2019)
- Transport (2019)

### Camden Town Conservation Area Appraisal and Management Strategy

## Assessment

### 1. Proposal

1.1. Planning permission is sought for the erection of a mansard roof over the existing mansard roof which to provide 2 x 1 bed residential units (with 51sqm floor space).

### 2. Assessment

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

- Land use, dwelling mix and standards
- Design and Conservation
- Impact upon neighbouring amenities
- Transportation and parking
- CIL
- Affordable Housing Contribution

### 3. **Landuse, dwelling mix and standards**

3.1. Self-contained housing is the priority land-use of the Local Plan. In particular, policy H1 aims to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. Furthermore, policy H3 of the Local Plan states that the Council will resist developments that results in a net loss of residential floor space, and usually resist developments that results in the loss of more than one existing homes. As the proposed development concerns a mansard extension to the existing roof extension to accommodate two, one bedroom units, it is considered the dwellings would provide additional C3 use and would add to the supply of homes to meet the future housing demand. It is therefore considered that the proposed development in land use terms in itself is acceptable.

3.2. Policy H7 of the Local Plan seeks to secure a range of homes of different sizes in all residential development and will seek to ensure that all residential development contributes to meeting the priorities as set out in the Dwelling Sizes Priority Table. The Priority Table indicates that market housing with 2 or 3 bedrooms are the highest priority and most sought after unit size. Policy H7 defines large homes as homes with 3 bedrooms or more and small as units of less than 3 bedrooms. Although 1 bedroom units are considered low priority, they would increase the capacity for greater dwellings in Camden according with Policy H1 (Maximising housing supply).

3.3. New residential units should provide high standard of living accommodation for the prospective occupiers whilst maintaining the amenities of the neighbouring residential properties. In line with the Nationally Described Space Standards (March 2015), a 1 bed, 2 person dwelling over a single storey should have a minimum gross internal floor area of 50sqm. The proposed additional flats would meet this space (51sqm each) requirement and the development would be considered acceptable in terms of the quality of the residential accommodation to be provided. The units would have dual aspect rooms with each of the habitable rooms benefitting from at least one window/balcony window. There is no amenity space proposed, but the existing site has no external amenity space.

### 4. **Design and Conservation**

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to

preserve or enhance the character and appearance of that conservation area.

- 4.2. CPG (Design) contains guidance on mansard roof extensions states: *'a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding streetscene....where the scale and proportions of the building would be overwhelmed by an additional extension/storeys'*. Altering and extending your homes (2019) CPG guidance also states that: *'to avoid excessive additional height to the host building with heights being in line with guidance...have regard for visual prominence, scale mass and bulk of the extension, use of high quality materials, sympathetic design and relationship to the main building, impact on adjoining properties...'*.
- 4.3. 23-27 King's Terrace lies within the Camden Town Conservation Area which is characterised by a number of building types. The area was developed as a result of the introduction of the railways and the canal. The main street is Camden High Street which runs north to south and is lined with commercial buildings that tend to be larger and grander south of Britannia Junction and more domestic in scale going north towards Camden Lock. Many of the surrounding streets are lined with listed Georgian terrace houses and associated mews buildings.
- 4.4. King's Terrace is at the southern end of the conservation area and runs parallel to Camden High Street. It is a typical 'mews' street, with many of the original mews buildings and cobbled streets remaining. Later development has been consistent with the existing scale of the street which is generally two storeys with mansard extensions. The application site is a later infill building of two storeys with a mansard roof extension.

Scale, bulk, material and form

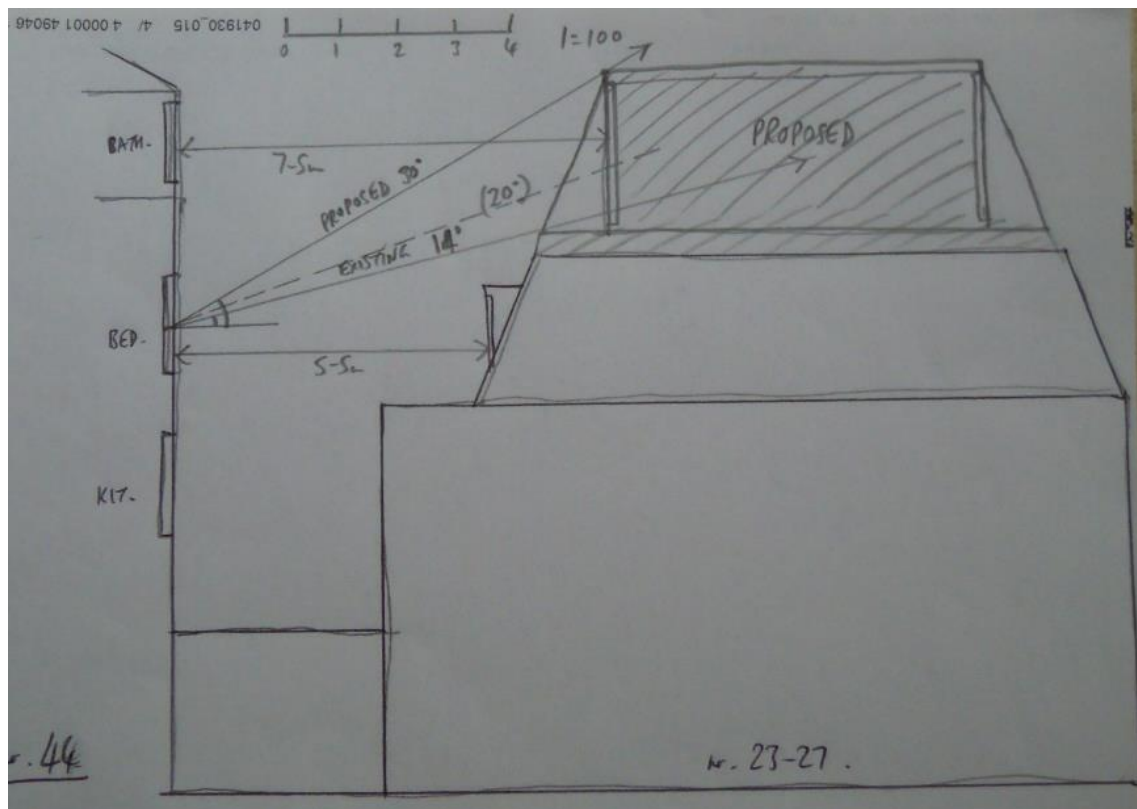
- 4.5. The proposal involves erecting an additional storey to the existing building creating an unusual double mansard roof containing two new flats. It is noted that the mews is characterised by small scale two storey buildings with setback traditional style sloping mansard roofs. The addition of the proposed roof extension would take the building up to four storeys which would be out of keeping with this established and important characteristic and in turn would be considered harmful to the rhythm of the street and the surrounding conservation area. Not only would the building result in being higher than its surrounding traditional mews' neighbours but also its unusual double height form would appear incongruous and out of character.
- 4.6. The addition of the new roof extension would appear to be over-scaled, top-heavy, out of proportion and unsympathetic with the host building. At two storeys the roof extension would also begin to dominate the host building, which has a small and understated scale. A double mansard, whilst sometimes seen on larger scale and grander buildings, is not appropriate within this site context as it skews the hierarchy of the building. The extension would be overly prominent and appear visible from long and short views from the public realm. This would be further exacerbated by the use of modern aluminium cladding which would be different to the existing mansard roof and the large window/balcony openings would appear out of proportion and out of character with the host building and surrounding area. In particular the proposed cladding creates an entirely different element on top of the existing mansard roof, creating the appearance of an 'extension on top of an extension' rather than a unified piece. The building as a whole begins to look piecemeal within the proposals rather than a holistically designed piece of architecture.
- 4.7. The existing building relates well to its immediate neighbours having an existing mansard roof extension similar to other properties on the mews and not being taller. The agents have highlighted a site on the corner at Nos.90-93 Plender Street which had planning permission for a modern mansard roof extension in 2018. This building is a three storey flat roofed building which faces onto Plender Street and its back is attached to the side elevation of No.23-27 Kings Terrace. The existing building (nos.90-93) is three storeys in height and has no existing mansard; the single roof extension approved is considered to be a sympathetic addition which is set back from the roof edges and behind the parapet wall and was considered to have acceptable design,

scale and bulk in relation to the existing building; and it also appears similar to the existing mansards on Kings Terrace. Given this, it is considered to be a standalone example and is not comparable to the proposed extension.

- 4.8. The proposal would therefore not be considered acceptable. The scheme does not reflect on and respond well to the existing form, scale, design, material and appearance of the existing building or to other similar ones along Kings Terrace. The proposal would neither preserve nor enhance the Camden Town Conservation Area and would therefore be contrary to policies D1 (Design) and D2 (Heritage) of the Local Plan 2017 and Camden Planning Guidance on 'Design' and 'Altering and extending your home'.

## **5. Impact upon neighbouring amenities**

- 5.1. Policy A1 of the Camden Local Plan seeks to ensure that development does not cause adverse amenity impacts upon neighbours. This is in regards to sunlight, daylight, privacy and outlook.
- 5.2. No.23-27 attaches onto 21-19 Kings Terrace to the south, faces onto the Methodist church opposite on the east side, and the rear of the building faces on to the back elevations of Nos.40-44 Camden High Street.
- 5.3. The proposed roof extension is not considered to have any adverse impacts towards Nos.19-21 Kings Terrace due to it being set away and higher than their existing mansard roof extension. The extension will also not have an adverse impact on the Methodist Church opposite the site due to it being set away and as the church is a taller building than the proposed extension.
- 5.4. Residential flats occupy the upper floors of the adjacent buildings to the west on 40-44 Camden High Street. These buildings are taller than Nos.23-27 Kings Terrace and have second and third floor rear facing windows. The proposed roof extension would be added to the existing mansard extension, following the building line up slanting both from the front and rear elevations. As shown on the plans, the extension appears to have full height windows with balconies behind balustrades that would be facing towards Nos.40-44 Camden High Street. It appears as though the windows/doors could be opened and the adjoining flat roofs used. Details on the opening ability of these windows/doors has not been provided and would need to be requested by condition if the application was to be approved. The extension would be in close proximity to the flats to the rear and could potentially have a line of sight towards the third and fourth storey rooms. A section drawing has been submitted for properties 40-44 Camden High Street but only properties 42-44 has been surveyed and states that the majority of the rear windows on these two properties are obscure glazed and therefore would not be impacted by the proposed extension in regards to loss of privacy or outlook.
- 5.5. However on property 44 second floor there is a bedroom which is obscure glazed although outlook or privacy will not be impacted daylight the daylight received to this window may be impacted. Officers have devised our own section drawing (below) which shows that the daylight could be affected to the bedroom.



(Figure 1: Officers own section for assessment)

- 5.6. BRE guidelines say that an unobstructed angle of 20 degrees or less to the centre of window means there should be sufficient day and sunlight to the room. If not, then a more detailed assessment is needed to test VSC results. Currently there is a 14 degree angle from the existing mansard whereas the new extension will result in a 30 degree angle. Without a proper daylight study using VSC criteria by professional consultants, this could be potentially harmful to the occupiers of the occupiers of No.44.
- 5.7. Lastly, No.40 Camden High Street which is also directly to the rear of the subject site and will be facing the proposed extension the rear windows have not been surveyed and so officers cannot confirm what rooms the windows are serving and therefore it is considered the proposed extension would have a potential impact on light, outlook and privacy on these rooms.
- 5.8. The proposal would therefore have a significant impact on the neighbouring properties and would be contrary to policy A1 (Amenity) of the Local Plan 2017 and Camden Planning Guidance (Amenity).

## 6. Transportation and parking

- 6.1. The site lies within the Camden Town Centre and has an excellent PTAL level of 6B (best), as such, if the application were to be approved, the development must be car-free and this would need to be secured by a section 106 agreement so as to accord with Policies T1 and T2.
- 6.2. No cycle provision has been provided or shown on the proposed plans; 1 space per unit, i.e. a total of 2 would be required on site and would need to be provided and secured by condition in order to meet the London Plan Standards. In addition to this given the site is located on a narrow dead end lane a construction management plan (CMP), associated implementation support contribution of £3,920 and a construction impact bond of £7,500 would also be required.

## 7. CIL

7.1. If permission was to be granted, the new units would be liable for Mayor of London's Community Infrastructure Levy (CIL) as the additional floorspace proposes new self-contained residential accommodation. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability.

## 8. Affordable housing contribution

8.1. Policy H4 of the Local Plan expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floor space of 100sqm or more. This is based on the assessment where 100sqm of floor space is considered to provide capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu (PIL).

8.2. The scheme relates to 2 new flats each 51sqm, 102 sqm in total. As this is over 100 sqm and creates additional units, it would need a Payment-in-Lieu for affordable housing.

<b><i>Additional residential floorspace (GIA)</i></b>	<b><i>Capacity (rounded floorspace addition or 100m2)</i></b>	<b><i>Affordable housing target (capacity x 2%)</i></b>	<b><i>GEA (Gross external floor area)</i></b>	<b><i>Affordable housing floorspace target</i></b>	<b><i>Payment in lieu figure per sq m (GEA)</i></b>	<b><i>Payment in lieu total</i></b>
102 sqm	2 additional dwellings	2%	127 sqm	127 x 2% = 2.54	£2,650	2.54 x £2,650 = £6,731

8.3. Given the above table £6,731 would be payable to the council and would be secured as a contribution within the s106 legal agreement if the application were to be approved.

## 9. Conclusion

9.1. The addition of another roof extension on the existing mansard would be unacceptable in this location, as it does not reflect nor respond well to the existing form, scale, design, material and appearance of the host building or to others along Kings Terrace. The proposal would neither preserve nor enhance the Camden Town Conservation Area and would therefore be contrary to policies D1 and D2 of Camden Council's Local Plan 2017 and CPG design guidance.

9.2. Furthermore, the proposal would lead to significant residential amenity issues to the rear residential flats at Nos.40 and 44 Camden High Street in regards to loss of daylight, privacy and poor outlook for the existing and proposed occupiers. The proposal would therefore be contrary to policy A1.

9.3. In the absence of a S106 legal agreement securing car-free/CMP development and an Affordable Housing Contribution, these also form reasons for refusal.

**Recommendation:** Refuse planning permission