

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	20/08/2020	
	N/A / attached	Consultation Expiry Date:	13/09/2020	
Officer		Application Number(s)		
Mark Chan		2020/2833/P		
Application Address		Drawing Numbers		
17 Albert Terrace Mews London NW1 7TA		See draft decision notice		
Proposal(s)				
Erection of an extension on roof terrace.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder Application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	05	No. of objections	05
	No. Electronic	05		

<p>Summary of consultation responses:</p>	<p>Site notice consultation: 12/08/2020 until 05/09/2020 Press notice consultation: 20/08/2020 until 13/09/2020</p> <p>Four objections from neighbouring residents were received regarding:</p> <ol style="list-style-type: none"> 1. <u>Design and Heritage</u> <ul style="list-style-type: none"> – Outbuilding design not appropriate for the conservation area – Set precedent for additional storey <p><i>Officer's comment: See 'Design and Heritage' section</i></p> <ol style="list-style-type: none"> 2. <u>Impact on Neighbouring Amenities</u> <ul style="list-style-type: none"> – Loss of daylight/sunlight – Overlooking and loss of privacy – Noise <p><i>Officer's comment: See 'Impact on Neighbouring Amenity' section</i></p>
<p>CAAC/Local groups comments:</p>	<p>Primrose Hill CAAC objects to the proposals based on the following points:</p> <ol style="list-style-type: none"> 1. Addition of a structure at an additional third storey to the two-storey mews house, and the impact of this proposal on the conservation area, and on the setting of the Listed Buildings which are adjacent to the application site on Prince Albert Road and St Mark's Square. 2. The original scale of the mews, which was essentially two-storeys, has been maintained in the development which has taken place since designation of the conservation area in 1972. The two-storey height is a critical characteristic of the mews in itself and in the contrast with the taller frontage buildings to which the original mews provided service buildings. Their service function was expressed architecturally through the modest height, as well as simpler forms. The hierarchy of heights survives and is significant in the character and appearance of the conservation area. The general two-storey height of the mews is specifically recognized in Primrose Hill Conservation Area Statement current SPD at p. 12. It is carried into policy guidance in the Primrose Hill Conservation Area Statement current SPD, at PH18-19. PH19 specifically includes all buildings in Albert Terrace Mews in the category where 'roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable'. Changing the shape and form of the roof is what the present application proposes to do. 3. This hierarchy is additionally significant in terms of the setting of the Listed Buildings. No. 17 Albert Terrace Mews is built to the rear of no. 17 Prince Albert Road which is Listed, and the application site is also adjacent to 1 St Mark's Square, also Listed. 4. The location of no 17 in the mews gives its proposed height added importance. The application site is prominently visible down the eastern entrance to the mews – that is the publicly accessible roadway behind St Mark's Square with its Listed Buildings. This view also places the application site in the context of the rear of the Listed Buildings on Prince Albert Road. The application site is thus seen to be prominent in immediate views in the conservation area and in the setting of the Listed Buildings.

5. The proposal would harm the setting of several Listed Buildings. It would neither preserve nor enhance the character and appearance of the conservation area. The proposal would provide no public benefit which might outweigh the harm to the heritage assets.
6. While every application is decided on its merits, to grant consent for this structure at this height would be seen as a precedent which would make it hard to resist other applications which would, by adding a third storey, fundamentally change the character of the mews and harm the character and appearance of this cluster of heritage assets in the conservation area.
7. The Advisory Committee is always concerned to protect the amenity of adjoining residents. The conservation area is tightly built in areas like Albert Terrace Mews, and its survival as a living space, its character and appearance, relies on the protection of amenity for all residents. The provision of a work space as proposed would introduce potential noise and light pollution which would be harmful to local residential amenity.

Officer's Comment: See 'Design and Heritage' and Impact on Neighbouring Amenity' sections

Site Description

17 Albert Terrace Mews is an unlisted two-storey contemporary end-of-terrace dwellinghouse with a small rear garden. The site lies within the Primrose Hill Conservation Area. The property is on the southern side of Albert Terrace Mews, which is mainly residential and the properties are a mix of contemporary architectural styles. The subject site adjoins the two Grade II listed buildings; No. 17 Prince Albert Road at the rear and No. 1 St Mark's Square to the side.

Relevant History

8 Albert Terrace Mews

2019/3165/P – Installation of replacement roof access hatch extension. Granted 15/08/2019.

2017/5232/P – Erection of roof access hatch extension following removal of existing addition; installation of 1 x flush fitting walk over rooflight; and associated external alterations. Granted 28/12/2017.

17 Albert Terrace Mews

2013/1931/PRE – The addition of a rear single story extension with a sedum roof to replace an existing extension. Extension of the existing kitchen over the proposed rear extension on the ground floor. Pre-Application Advice Given 23/05/2013.

2011/4042/P – Alterations to residential dwelling (Class C3) including excavation of basement with lightwells to front and rear, erection of a ground and first floor side extension, first floor front extension, alterations to windows on side elevation and erection of summerhouse on roof. Refused 19/10/2011.

2005/1881/P – Installation of two new windows at first floor level on the east elevation. Granted 20/07/2005.

2005/0493/P – Creation of a roof terrace including the installation of balustrades and the erection of a glazed first floor front extension. Granted 06/04/2005.

2004/5271/P – Erection of a single storey rear extension and installation of new window and door frames on front and rear elevations. Granted 28/01/2005.

2004/4810/P – Application for Certificate of Lawfulness is sought for the erection of a single storey rear extension and alterations to doors, windows and railings on rear elevation. Refused 01/12/2004.

2004/3677/P – Use of existing flat roof as a roof terrace and new balustrades/privacy screen to roof terrace, new windows and doors to front elevation and making good and painting of front and side elevations. Refused 15/11/2004.

2004/3676/P – Creation of roof terrace and associated balustrades and installation of external timber cladding to the external elevations of the building extending up to provide a part of the balustrade for the roof terrace. Refused 05/11/2004.

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

G1 – Delivery and location of growth

A1 – Managing the impact of development

D1 – Design

D2 – Heritage

Camden Planning Guidance 2021

CPG Home Improvement

CPG Amenity

CPG Design

Primrose Hill Conservation Area Statement 2000

Assessment

1. Proposal

1.1. Permission is sought for the erection of an extension on the existing roof terrace for home office, school work and storage use. It would sit at the rear of the host building and have a contemporary flat roof. The massing of the extension is relatively minor with dimensions of 3.3m (width) x 2.7m (depth) x 2m (height). It would be grey in colour with roof and exterior walls made of coated steel and glazing on the northern elevation only.

2. Revisions

2.1. The applicant has reduced the height of the proposed extension from the original 2.5m to 2m to further mitigate its impact on the nearby listed buildings and Primrose Hill Conservation Area and be in keeping with the rooftop extensions at Nos. 7 and 8 Albert Terrace Mews.

3. Assessment

3.1. The material planning considerations in the determination of this application are:

- Design and heritage (the impact of the proposal on the character and appearance of the host building and wider Primrose Hill Conservation Area); and
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers).

Design and Heritage

- 3.2. Local Plan policy D1 seeks to achieve high quality design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.3. Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 3.4. CPG Home Improvements states that on some contemporary buildings, a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for its visual prominence, scale and bulk of the extension; its use of high quality materials and details; its impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height; and have a sympathetic design and relationship to the main building.
- 3.5. The proposed rooftop extension would have a flat roof with a width of 3.3m, a depth of 2.7m and a height of 2m and would be setback from the front elevation by 3.5m. Furthermore, it would be enclosed by existing grey metal fencing on the roof terrace and the proposed extension would not be visible from the front elevation. The grey steel exterior of the proposed extension matches well with the contemporary design and dark grey façade of the host building. The footprint of the proposed extension is approximately 9 sqm and would cover approx. 20% of the existing roof terrace, as such sufficient outdoor amenity space is preserved. Given the massing, material and design, the proposed rooftop extension is considered a subordinate addition and is in keeping with the character and appearance of the host building.
- 3.6. The existing roof terrace was approved in 2005 and is enclosed completely by a 1.8m high grey galvanised metal fencing. The proposed rooftop extension would be positioned at the rear (southeastern) corner of the roof terrace and surrounded by the metal fencing on three elevations. The extension would be taller than the fencing by 0.2m only. Whilst it would be visible from the private views of the Grade II Listed 1 St Mark's Square and 17 Prince Albert Road, given that the listed buildings are much larger and taller than the host building and that the scale of the proposed extension is minor, the proposed development is not considered to have an adverse impact on the settings and special architectural interests of the nearby listed buildings. By virtue of the reduced height of the proposed extension and the surrounding metal fencing, the extension's visibility would be limited to partial, long range views of its roof from selective positions along Prince Albert Road, Albert Terrace Mews and Regent's Park Road, and as such would not form a visually obtrusive feature within the wider conservation area. Given the scale, design and location of the rooftop extension, it is not considered to adversely impact on the character and appearance of the Primrose Hill conservation area.
- 3.7. The Primrose Hill CAAC have objected to the addition of a structure at an additional third storey to the two-storey mews house, and the impact of this proposal on the conservation area, and on the setting of the Listed Buildings. However, as the proposed extension is of a minor scale and setback from the front façade, the host building would still be read as a two-storey mews house from long and short views. Furthermore, it is noted that the nearby two-storey No. 8 Albert Terrace Mews has a similarly-sized and height rooftop hatch extension which was approved in 2019 and No. 7 also has a similar rooftop extension. As such, the proposed extension is not considered to be out of keeping with the character and appearance of the locality and wider Conservation Area. The proposed extension is considered to be acceptable on this occasion but does not set a precedent for a larger roof extension or an additional full storey in this area.
- 3.8. Overall, the proposal would preserve the character and appearance of the host building and wider conservation area.

Neighbouring Amenity

- 3.9. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.
- 3.10. Given that the proposed extension would only be 0.2m higher than what has been established by the existing roof level fencing and its position in relation to neighbouring habitable windows, it is not considered that there would be an undue loss of light, outlook and overlooking of to the adjoining properties.
- 3.11. The proposed roof level extension would occupy approx. 20% of the existing roof terrace at the site with the majority of the roof terrace retained to provide amenity space for the occupiers. The extension would be for home office use and would not lead to an undue increase in noise levels. No plant equipment has been proposed and the erection of the proposed extension would in effect reduce the amount of external space on the roof terrace for any large outdoor gatherings.
- 3.12. Additionally, no new views would be afforded beyond what has been established by the existing roof terrace and as such it is not considered that there would be any loss of privacy to neighbouring occupiers.

4. Recommendation

- 4.1. Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th March 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.