

Delegated Report		Analysis sheet	Expiry Date:	09/03/2021
		N/A / attached	Consultation Expiry Date:	07/03/2021
Officer			Application Number(s)	
Raymond Yeung			2021/0124/P	
Application Address			Drawing Numbers	
5 Mornington Place London NW1 7RP			Please see decision.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a Mansard roof extension.				
Recommendation(s):		Grant Conditional Planning Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notice displayed from 9/2/2021 until 5/3/2021 Press notices published 11/2/2021 until 7/3/2021		No. of responses	12	No. of objections	10
Summary of consultation responses:	<p>10 individual neighbouring letters of objections received.</p> <p>Their issues listed below.</p> <ol style="list-style-type: none"> 1. The property is listed 2. Out-of-character/changing the character of terrace 3. Poor design 4. Contravenes Camden's planning guidance 5. Visible from the street 6. Overshadowing and loss of light 7. The properties should be listed 8. Affects one's viewpoints of skyline <p>2 individuals comments;</p> <ul style="list-style-type: none"> • Mansard roof would impact on the historical integrity of the terrace • Property neither preserve or enhance the conservation area <p><u>Officer's response</u></p> <p>Issues No.1 &7 The property is not listed</p> <p>For issues No.2-5 and issues within the comments above, please see 'Design and Conservation' paragraphs below.</p> <p>For issues No.6 Please see 'Amenity' paragraphs below.</p> <p>No.7 & 8 These issues are noted but not form part of a material planning consideration to determining this particular planning application.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Camden Town Conservation Area Advisory Committee objects;</p> <p>In summary;</p> <ul style="list-style-type: none"> • The Committee asserts that the applicant has not demonstrated that the addition of a mansard extension to number 5 enhances the original condition of the house nor the terrace of which it forms an integral part. • No public benefit to this proposal. • The historic character of this part of the Conservation area is fragile owing to nearby modern developments of poor design quality: the unity of this terrace in its original early form is therefore precious, and the addition of a mansard roof of any description in the centre of an otherwise intact terrace will detract from the terrace's present holistic presentation. • The proposal will have high visibility from the street, clearly presenting tall vertical party wall extensions that will jar with the unusual design of the principal facade below. This is quite clearly seen in the visualisations provided, despite assertions otherwise in the accompanying DAS/Heritage 					

Statement.

- The proposed paired dormer windows have no relationship to the single windows aligned one above the other between the Tuscan pilasters.
- It will neither preserve nor enhance the Conservation Area.
- We note that the presence of mansards on Mornington Terrace and Albert Street cannot be seen as a precedent for these smaller houses none of which currently have mansards. Highly detrimental to the Conservation Area.

Site Description

The property is the central house in this short terrace of 5 houses at No.s 3-7 Mornington Place, the terrace is listed as positive contributors in the Camden Town Conservation Area on the north side of Mornington Place. The property is divided into flats.

The property benefits from a lightwell and butterfly roof design. As a central property on this terrace, it is designed in a unique way and has a central focus.

The site is located within a predominantly residential area with rail track to the west. There is variety in architectural form and style of buildings within the area.

Relevant History

No relevant planning history

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

Camden Town Conservation Area appraisal and management strategy 2007

Assessment

1 PROPOSAL

1.1 The proposal comprises the following:

Mansard roof dormer

Approximate measurements;

- 3m height to the ridge, internal height 2.3 metres
- 6.9m depth
- 5.1m width

Materials

- Traditional Grey slate roof tiles
- White painted timber sash windows
- Bricks to match the existing house
- Lead dormers

Revisions

- To have a 70 -degree lower slope
- To have a 10-degree upper slope
- One traditional sash timber framed window instead of two to align with the fenestration to the lower floors of the property instead of two each elevation (front and rear)

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants (Amenity)

2.2 Design and Conservation

Principal

2.2.1 The proposal has been revised to have a 70-degree lower slope, a 10-degree upper slope to comply with the recently adopted CPG Home Improvements for a traditional mansard roof dormer.

2.2.2 The proposal has also been revised to have one traditional sash timber framed window instead of two to align with the fenestration to the lower floors of the property. It is also revised to have one window to the rear and a rooflight on the mansard.

2.2.3 Situated behind the front parapet wall by 400mm and with the revised 70 degree lower slope and a 10 degree upper slope.

2.2.4 To the rear it is set above the 'butterly roof' design and the original design, with 3 metre high walls to the flank of the mansard dormer cheeks, this would appear rather prominent and would not respect the profile of the roof, the form of the building and the appearance of the terrace. The

mansard dormer would appear as a large projection that would not retain the original roof form.

2.2.5 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.6 It is noted that there have been various objections about the uninterrupted roof line and the importance of this terrace. The Camden Town Conservation Area appraisal and management strategy (CTCAAMS) notes that this property is a positive contributor. Positive buildings are defined as buildings that make a positive contribution and general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

2.2.7 Historic England has stated that they will be issuing a consultation report to the council for a current listing application of the terrace following an application for listing by a third party.

2.2.8 It is noted that this particular terrace has an unbroken roof line in that there are no roof additions in this short terrace.

2.2.9 The Council's policy takes a flexible approach to roof extensions. However, in this case, the unbroken roofline is considered to be of significant heritage value.

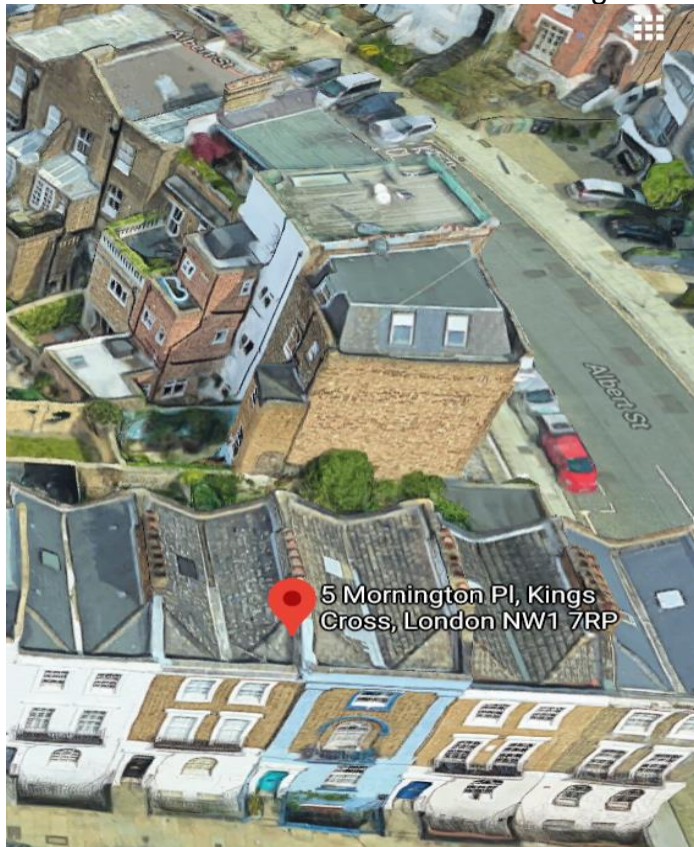


Figure 1. The terrace at 3-7 Mornington Place

Detailed design

2.2.8 No. 5 is within the centre of the terrace and has a unique elevational treatment and as The Camden Town Conservation Area Advisory Committee stated within their comments ;

Comprises a raised and highly modelled architrave above giant order Tuscan pilasters which frame 2 single windows: the piano nobile being a tall arched sash, set within a shallow brick recess under a separated arched stopped hood; the second storey being a simple rectangular sash framed by a matching narrow architrave. The house provides an interesting and unusual central focus to the terrace, the houses either side having more typical fenestration patterns on the upper storeys, and single arched windows to their rusticated ground floors - no. 5's ground floor window being

rectangular in contrast.

2.2.9 It is noted that No.5 is designed in a unique way and has a central focus within the terrace. Therefore, consideration for proposals on this particular property shall be considered with additional sympathy as any extensions on the roof would appear incongruous and prominent and would not be sympathetic to the special design of this property.

2.2.10 With regards roof alterations and extensions, the Camden Town Appraisal and Management Plan notes:

“The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable”.

2.2.11 On an unbroken uniform roofline of the terrace, the proposal would add an additional 3.1m height, 6.9m depth and 5.1m at full width, this is considered to add unacceptable bulk and appear incongruous to the terrace.

2.2.12 As mentioned above, the proposal has been revised to have one traditional sash timber framed window instead of two to align with the fenestration to the lower floors of the property. It is also revised to have one window to the rear and a rooflight on the mansard. The one window to the rear elevation of the dormer does not align with the window fenestration below forming of two rows of windows.

2.2.3 Situated behind the front parapet wall by 400mm and with the revised 70 degree lower slope and a 10 degree upper slope, the dormer is still considered to be a bulky addition.

2.2.4 Whilst the rear it is set behind the ‘butterfly roof’ design and the main elevation set behind the front parapet, the 3 metre high walls to the flank of the mansard cheeks, this would appear rather bulky and prominent which would not respect the profile of the roof, the form of the building and the appearance of the terrace. The mansard roof would appear as a large projection that would not retain the original roof form.

2.2.12 It is noted that the works would be visible from public vantage points from the front elevation and from the side from Albert Street, it is considered that the mansard would materially and adversely alter the overall original dwelling.

2.2.13 As stated above, the structure would be of brick and traditional timber sash to match the original house with traditional grey slate and lead. The extension would be finished in materials to match those on the original property and as such considered to be acceptable.

2.2.14 The conservation officer has assessed this application and considers that the proposals would not preserve the character and appearance of the wider Conservation Area and would detract from the townscape or heritage value of the building or terrace.

2.2.15 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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.

2.2.16 The effect of this section of the 1990 Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be

accorded to such harm and in what circumstances such harm might be justified (paras193-202). 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.

2.2.17 The harm to the conservation area would be less than substantial. However there is no public benefit that would outweigh this harm.

2.2.16 The proposed mansard roof extension by reason of their location, scale, height and detailed design, would result in a incongruous and bulky addition that would be detrimental to the character and appearance of the host building, the terrace of adjoining buildings, the streetscene and the Camden Town Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2.3 Amenity

2.3.1 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. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Set within the roof, the traditional mansard extension would not represent an overbearing or over-enclosing feature for any neighbouring occupiers and it would not result in any significant loss of outlook form any neighbouring rooms or gardens.

2.3.3 The mansard would be south of the nearest properties at Albert Street to the rear, the nearest property and garden would be No.1 which is measured to be at least over 15 metres away between the development and any affected areas.

2.3.4 It is concluded that the proposal would not result in any significant loss of amenity for the occupiers of any neighbouring properties.

3.0 Recommendation:

3.1 Refuse planning permission