

Delegated Report		Analysis sheet		Expiry Date:		12/04/2021	
		N/A / attached		Consultation Expiry Date:		14/03/2021	
Officer				Application Number(s)			
Angela Ryan				2021/0194/P			
Application Address				Drawing Numbers			
9 Fitzroy Road London NW1 8TU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension to dwelling house							
Recommendation(s):		Refuse planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 17/02/2021 to 13/03/2021, and an advert displayed in the local press between 18/02/2021 to 14/03/2021. No objections/representations have been received as a result of the consultation process					
CAAC/Local groups* comments: *Please Specify		<u>Primrose Hill CAAC:</u> No response received.					

Site Description

The site comprises a three-storey plus basement dwelling house located on the east side of Fitzroy Road. It lies within a terrace of similar type buildings where the predominant land use is for residential purposes.

The site is not listed but lies within the designated Primrose Hill Conservation Area.

Relevant History

9 Fitzroy Road (Application site):

26/01/2021- application submitted for the erection of a roof terrace with associated balustrade at first floor level (Ref: 2021/0362/NEW). This application still needs to be registered and assessed

06/02/2014- Permission **granted** for installation of single storey timber outbuilding in rear garden. (Ref: 2013/7740/P)

09/03/2010- permission **granted** for lowering of the basement floor and alterations to glazing at basement and ground floor levels including the installation of a roof light over the solid ground floor extension to the rear of a single-family dwelling (Class C3). (Ref: 2010/0031/P)

5 Fitzroy Road:

05/02/1985- permission **granted** for the change of use to one self-contained flat on the ground floor and a self-contained maisonette on the second and third floors including works of conversion and the erection of a roof extension at third floor level and an addition to the existing rear extension (Ref: 8501760)

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

H7 Large and small homes

Primrose Hill Conservation Area Statement (2000)

Camden Planning Guidance

CPG Design (2021)

CPG Home improvements (2021)

CPG Amenity (2021)

Assessment

1.0 Proposal

1.1 This application seeks planning permission for a mansard roof extension to accommodate an additional bedroom for the existing terraced house. 2 dormer windows are proposed to be installed on the front and rear roofslopes of the traditionally-designed mansard roof extension; they will be lined in lead and aligned with the windows located on the floor below and also reflect their design. In order to facilitate the mansard roof extension, the proposal would involve raising the parapet walls on either side by an additional 1.3m (currently at 0.3m high), bringing the parapet walls to total height of 1.6m high. The existing chimney is also proposed to be raised as a result.

1.2 The key issues in the assessment of the proposed scheme are:

- Design and impact on the character and appearance of the conservation area; and
- Impact on amenity.

2.0 Design:

2.1 The site lies within a designated conservation area and is identified as making a positive contribution to the character and appearance of the conservation area.

2.2 The proposed mansard roof would be of a conventional design. There is a precedent for roof extensions on buildings located in the surrounding conservation area. In the context of the application site, roof extensions have been allowed on the properties located on the west side of Fitzroy Road which faces the application site. As a precedent has already been set for roof extensions on the west side of Fitzroy Road, allowing a further roof extension on this side of the road would not be an anomaly within the existing site context. However, the same cannot be said for the group of properties located on the east side of Fitzroy Road, where there are no mansard roof extensions at present and which has an almost entirely unaltered roofscape, the exception being a flat roof extension at no.5 which was approved in 1985 (see history above). It is considered that a mansard roof extension on the application site would serve to unbalance this group of buildings, of which the site forms a part, and also mar the uniformity of this particular group of buildings, by introducing raised parapet walls and a raised chimney, rising above those within this group of buildings and present an incongruent feature within this group of buildings.

2.3 Local Plan policy D1 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; and
- b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

2.4 Local Plan policy D2 states that the Council will require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

2.5 Page 45 of Camden's CPG on home improvements 2021 advised that successful roof extensions would consider the overall roof form of the existing building, adjoining buildings and impact on key views (when relevant) and be proportionate to the roofslope being extended. The guidance further explains that not every unbroken roofline is of heritage value and therefore unworthy of preservation, and also goes on to say that for buildings in conservation areas, the conservation area appraisals identify if certain terraces or groups of buildings are significant due to their unbroken roofline which means they hold heritage value.

2.6 The valley roofs on this group of properties located on the east side of Fitzroy Road, and of which the application site forms a part, have remained largely unimpaired. Guidance in the Primrose Hill Conservation Area Statement stipulates that:

*"New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, **roof lines**, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings"*

2.7 Policy PH18 in the Conservation Area Statement advises:

"roof extensions and alterations which change the shape and form of the roof can have a harmful impact on the conservation area and are likely to be unacceptable where the property forms part of a group or terrace which remains largely, but not necessarily completely unimpaired".

2.8 Policy PH19 in the statement identifies properties where roof extensions are unlikely to be

acceptable and specifically identifies 1-17 Fitzroy Road of which the application site forms a part.

2.9 The proposal is therefore considered to be unacceptable in principle and would be contrary to policy D1 of Camden's Local Plan 2017. Furthermore the existence of a roof extension at no. 5 at the end of the terrace is not considered to set a precedent for further extensions here due to its age, having been approved several decades ago in 1985 under a different planning policy context.

Application site

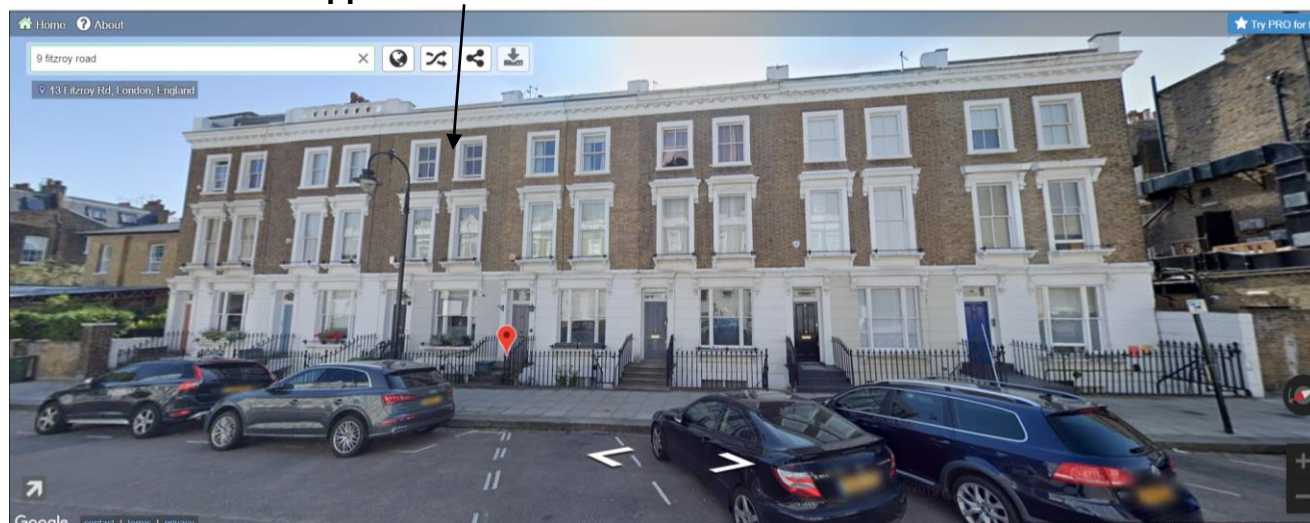


Fig 1. Street view Fitzroy Road

Application site:

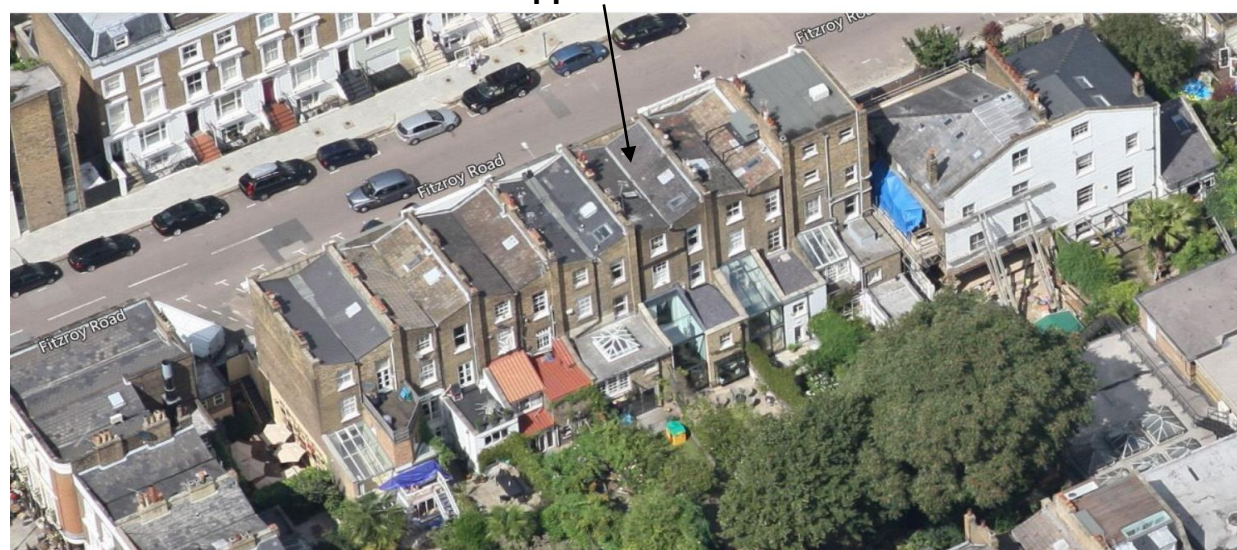


Fig 2. Aerial view showing unaltered valley roofs of group of buildings located at 7-17 Fitzroy Road

Impact on character and appearance of the conservation area:

2.10 The properties located on the east side of Fitzroy Road show a strong eaves line, with a strong presence, where there is a repetition of an unaltered roofline, which the Council considers is one of the characteristics that makes up the streetscape character. It is considered that the proposal to add a mansard roof extension at the application site would be harmful in terms of its design as it would result in the loss of an original valley roof where the majority of the valley roofs remain intact. It is also considered that the development would be harmful to the existing streetscape by marring the existing repetition of identical units, not only by adding the mansard but by raising the parapet walls on either side and heightening the existing chimney, which would set incongruous features within the existing townscape, setting an unacceptable precedent. As the proposed mansard roof extension is fairly large

and of a conventional design, it is considered that it would be visible from long views along Fitzroy Road.

Balance:

2.11 In light of the above, it is considered that the proposal to add a mansard roof extension, together with the associated works, would be harmful as it would result in the loss of an original valley roof where the majority of the valley roofs are intact. The proposal would also result in the addition of incongruent features with raised parapet walls and a raised chimney. As such, it is considered that the development would be harmful to the character and appearance of the host building and this part of the primrose hill conservation area and is thereby contrary to policies D1 and D2 of Camden's Local Plan 2017.

2.12 The works are considered to result in 'less than substantial' harm to the character and appearance of the surrounding conservation area.

2.13 Paragraph 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*'.

2.14 It is acknowledged that the proposal would result in no public benefit, as it would only result in re-arranging the internal layout of the dwelling house and provide an additional bedroom. As such, as there is no public benefit arising as a result of the proposal, this would not outweigh the harm caused to the character and appearance of the conservation area.

2.15 The proposal is thereby considered to constitute 'less than substantial' harm to this heritage asset (positive contributor building within a conservation area), with no demonstrable public benefits derived from the scheme which would 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.

2.16 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 (as amended) by the Enterprise and Regulatory Reform Act 2013.

3.0 Impact on amenity:

3.1 Policy A1 of Camden's Local Plan 2017 seeks to protect the quality of life of neighbouring properties. Factors to consider include loss of privacy and outlook, loss of natural light, artificial light levels and noise and vibration.

3.2 By reason of the siting, scale and design of the proposed mansard roof extension, it is considered that the proposal would not result in undue harm to existing residential amenity.

Recommendation: Refuse planning permission