

Delegated Report		Analysis sheet		Expiry Date:	06/11/2020
(Members Briefing)		N/A		Consultation Expiry Date:	14/11/2020
Officer			Application Number(s)		
Obote Hope			2020/5626/P		
Application Address			Drawing Numbers		
55 Princess Road London NW1 8JS			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension with rear roof terrace; erection of a part one part two storey rear extension following the demolition of the existing two storey closet wing, and alteration to the front and rear fenestration.					
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. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>Site notices have been displayed on 13/01/2021 and expired on 16/02/2021.</p> <p>Press notice was published on 14/01/2021 and expired on 07/02/2021</p> <p>Objection from owner/occupier of 68 Darthmouth Park Road is summarized below;</p> <ul style="list-style-type: none"> • The extension would not be below the boundary wall; and • Mistake on survey drawing; <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The height of the rear extension has been revised be 300mm higher than the existing boundary wall;</i> 2. <i>The proposed drawing submitted is considered accurate to fully assess the proposal the only mistake with the elevation drawing was the rear fenestration treatment which has now been amended to include the window details.</i> 					
Primrose Hill CAAC	<p>Primrose Hill CAAC has objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none"> 1. Metal frame door to the front lightwell; 2. The roof tiles should be natural Welsh Slate; 3. Full length glazing to the rear at lower and ground floors, and; 4. The depth of the infill extension. <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The metal frame door installed to the front elevation would be removed and replaced with a timber framed door.</i> 2. <i>A condition is attached to ensure that the roof tiles would be natural Welsh Slate.</i> 3. <i>The fenestration treatment has been revised and the conservation officer raised no objection to the revised scheme which would include appropriate proportion of brickwork.</i> 4. <i>Please see paras 4.9 – 5.2</i> 					

Site Description

A single family dwellinghouse comprising basement, ground, first and second floors. A terraced property located on the west side of Princess Road. The host building is one of approximately sixteen properties of the same design that together form a unified run of terraces. Each terrace is defined by a step up to a single door at the ground level with fixed transom window above to the left and a wide sash window to the right. Double full height sash windows in a two-over-two configurations are found on the first floor and similar but smaller windows are on the second floor.

The host building is identified as making a positive contribution to the Primrose Hill Conservation Area.

Relevant History

Relevant planning records at the application site:

Planning permission, 2012/3507/P, was granted for: Erection of mansard roof extension with rear roof terrace all in connection with existing dwellinghouse (Class C3).

Full planning permission, reference 2011/4488/P, was granted for: Renewal of planning permission granted 08/09/2009 (ref: 2009/3411/P) for erection of additional storey to existing 2 storey rear extension of dwelling house (Class C3).

Full planning permission, reference 2011/4493/P, was granted for: Renewal of planning permission granted 09/03/2008 (ref: 2008/5591/P) for single-storey glazed infill extension to rear lower ground floor; new entrance steps to front lightwell and the replacement of a door with a window within the basement area to an existing dwelling house(C3).

Relevant planning records at the neighbouring sites:

2020/0093/P – 63 Princess Road - Erection of a single storey rear infill extension at lower ground floor level and installation of metal balustrade for a Juliet balcony at upper ground floor level. **Granted 07-02-2020**

2017/6265/P – 63 Princess Road - Erection of a mansard roof extension at third floor level with reinstatement of the rear butterfly parapet; extension and alterations to lower ground floor within the front light well; single storey rear extension at lower ground level; alteration of two rear facing windows to the rear closet wing extension; replacement of external rear staircase and metal railings of the rear roof terrace with glass balustrading; replacement of balustrade on roof terrace above closet wing extension with glass balustrading; application of render to the existing rear closet wing extension; and replacement of 1st and 2nd floor rear windows. **Granted 22/11/2017.**

2017/3291/P - 47 Princess Road - Erection of two-storey infill rear extension at lower and upper ground floors with a roof terrace and metal balustrade at upper ground level. – **Granted 26/06/2017.**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Amenity

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance

Amenity (January 2021)

Design (January 2021)

Biodiversity (2018)

Assessment

1. Proposal

- 1.1 Planning permission is sought for the erection of a mansard roof extension with terrace to the rear elevation; erection of a part one, part two storey rear extension following the demolition of the existing two storey closet wing; and alteration to the front and rear fenestration.
- 1.2 The proposed roof extension would have the form of a traditional mansard, with a 70 degrees slope angle, 2.4m internal height, set in from the front and rear parapets, with two dormers to front elevation and a terrace with access doors to the rear.

2. Revisions

- 2.1 The proposed height of the rear extension has been reduced from 3.0m to 2.5m;
- 2.2 The height of the two storey addition from has been lowered from 5.8 to 5.3m;
- 2.3 The proposed depth of the rear extension has been reduced from 3.4m to the original depth of the closet wing of 3.1m;
- 2.4 The fenestration treatment of the rear extension has been revised and consists of more brickwork, less glazing;
- 2.5 The lower ground floor door within the front lightwell has been changed from an aluminium to a timber framed door;
- 2.6 The balustrade at roof level has been revised from glass to metal railings



Image 1. Original submission

Image 2. The revision

3. Considerations

- 3.1 The main issues to be considered are:
- Design and heritage
 - Amenity

4. Design and Heritage

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 is relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used, to promote health, respond to natural features and preserved gardens.

4.2 Policy D2 states that the Council will seek to resist development outside of a conservation area that causes harm to the character or appearance of that conservation area. It states that new development must be based on a deep understanding of the site and its context, be well integrated into their surroundings and reinforce and enhance local character, must identify and draw upon key aspects of character from the surrounding area, be of highest quality and sustainable materials that complement the existing palette, and enhance accessibility in the existing building.

4.3 CPG Home Improvements, indicates that in relation to roof extensions, they should not be located on complete terraces or groups of buildings that have a roof line that is largely unimpaired by alterations and extensions, nor where the additional storey would add significantly to the bulk or unbalance the architectural composition, as they would have an adverse effect on the skyline, the appearance of the building or the surrounding streetscene.

4.4 The character of this part of Primrose Hill includes a mix of largely historic with some modern development. The rear elevations in the area are defined by various extensions and alterations at the lower ground levels and closet wing extensions ranging from two to three storeys in height. The proposed massing and design is in line with other properties that form part of the building group.

4.6 The proposed mansard roof extension would be set behind front and rear parapets, the dormer windows equally spaced on the front elevation. The lower slope would rise at an angle of 70° and would not exceed the height of 2.3m, in general accordance with design guidance. The Mansard roof would be constructed with natural Welsh slate roof which has been designed in accordance with guidance CPG Home Improvement and would match the front elevation of the approved mansard at no. 57 which would maintain a consistent, matched roof configuration similar to that found across all five of the immediate neighbouring properties, namely at 57-61 Princess Road. Similar roof conversions to what is being proposed here including at 35-39, 45, 51 Princess Road. It is also noted that a mansard roof extension with rear terrace was approved at the application side under ref. 2012/3507/P but was never implemented.

4.7 The form of the mansard roof extension would provide an open roof terrace to be enclosed by the rear parapet. Where this is an existing opening – an amended form of the 'V-shape' common to the terrace – this would be infilled with black metal railings. Although the inclusion of a terrace is not traditional to the mansard form, it is consistent with other roof extensions in this group that also include a roof terrace. It is noted there is an existing stair enclosure which would be removed to make way for the mansard. The proposed mansard approach is considered more sympathetic to the composition of the rear elevation of the building and neighbouring roof extensions. The mansard would be clad in slate tiles to match the neighbour's, which is an appropriate material for such a roof extension.

4.8 Overall, the proposed mansard extension would have a modest projection, matching the characteristics of a traditional true mansard, respecting the proportions of the host building and the hierarchy of openings. Given the varied and mixed character along the street, the proposed mansard extension is considered to integrate well with this character and the proposed terrace to the rear roof would consist of metal framed balustrade. Overall, the proposed mansard roof extension with terrace to the rear would preserving the character and appearance of the conservation area.

4.9 The proposed single storey infill extension would extend to the building line established by the existing closet wing and together with the rebuilt section of the closet wing would be full-width at lower-ground floor level and part-width at upper ground floor, avoiding an excessively bulky appearance at higher level. The extension would remain visually at lower ground floor level, where its height of 2.5m. The extension would allow for an adequate sized garden to remain.

5.0 The existing closet wing extension would be demolished and rebuilt to the same height and depth to the rear elevation. The rebuilt addition would be constructed with stock bricks matching those on the host property and incorporate aluminium framed fenestration on its rear at lower-ground floor. At upper ground floor level the metal window has been revised to a large timber framed window with a sash appearance which although of a larger aperture than many properties along the terrace, is considered acceptable. The fenestration as revised would be designed with proportionate brickwork that reduces the incongruous level of glazing to the lower and ground floors. In terms of its detailed design, material, scale and siting the revised fenestration treatment is considered to enhance the character and appearance of the host building and the wider area, as it would be an improvement in materials.

5.1 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. Overall the proposals would preserve the character and appearance of the host building and of the Primrose Hill Conservation Area, and would accord with the statutory and policy requirements.

6.0 Amenity

6.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring occupants by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

6.2 The revised design takes into account the impact of artificial lighting from the proposed rear extension which now reduces the impact this would have on the neighbouring properties. A light diagram is now commissioned as an evaluation tool, which confirms that the amount of light spill would not be harmful to the neighbouring properties.

6.3 Given that the finishing height of the infill extension that would be only 300mm above the existing boundary wall, it is considered that the infill extension would not have a detrimental impact on 57 Princess Road in terms of loss of daylight/sunlight.

7.0 Recommendation

7.1. 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 Tuesday 4th May 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'.