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| Delegated Report | Analysis sheet | Expiry Date: | 22/04/2021 |
| | N/A / attached | Consultation Expiry Date: | 08/03/2021 |
| Officer | Application Number(s) | | |
| Adam Greenhalgh | 2021/1402/P | | |
| Application Address | | Drawing Numbers | |
| 49 Leverton Street London NW5 2PE | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature |
| | | | |
| Proposal(s) | | | |
| Erection of a mansard roof extension including raised party wall and chimney on existing roof; installation of new window on ground floor of side elevation and new window on second floor of side elevation. | | | |
| Recommendation(s): | Refuse planning permission | | |
| Application Type: | Householder Application | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | |
| Informatives: | | | | | |
| Consultations | | | | | |
| Adjoining Occupiers: | | No. of responses | 01 | No. of objections | 01 |
| | A site notice was displayed on 12/02/2021 (expired on 08/03/2021) and a press notice was advertised on 11/02/2021 (expired on 07/03/2021) | | | | |
| Summary of consultation responses: | <p>One letter of objection received (from an address in Leverton Street).</p> <p>Objections raised relate to harm to appearance of townscape and streetscenes from the proposed mansard roof, removal of the valley roof, raised party wall and chimney. Concern also raised in relation to appearance of proposed new windows.</p> | | | | |

Site Description

49 Leverton Street is a three storey end of terrace house. It forms one of a terrace of ten houses on the western side of Leverton Street. It is on the south west corner of Leverton Street and Railey Mews/Asham Street). It has a V-shaped valley roof behind a parapet wall which extends along the front (Leverton Street) elevation and the side (Railey Mews) elevation. On the front elevation it has one sash style window on each of the ground, first and second floors. The entrance door is on the Railey Mews elevation which also has a ground floor window. The building has a single storey rear outrigger and the dwelling is arranged with lounges/kitchen on the ground floor and three bedrooms and a bathroom on the first and second floors.

It is located in the Kentish Town Conservation Area. No. 51 Leverton Street (The Pineapple PH) on the opposite side of Railey Mews is a Grade II Listed building.

The other buildings on the other corners are:

- Similar three storey terraced building with V-shaped valley roof (50 Leverton Street)
- Three storey terraced (public house) with V-shaped valley roof (51 Leverton Street)
- 4 storey flat roofed 20th century redeveloped building (52 Leverton Street) – see Relevant History below

It is included in the list of 'positive contributors to the Conservation Area in the Kentish Town Conservation Area appraisal and management strategy 2011.

Relevant History

Application site

11245 - Use of the ground floor shop for residential purposes and alterations to the elevation in connection therewith – granted

2021/0500/P - Enlargement of ground floor rear addition with new openings to internal courtyard and a sliding timber garage door to Railey Mews, installation of roof terrace at first floor rear, replacement of 1x ground and 1x first floor window at rear and installation of two rooflights to main roof – not yet decided

Neighbouring properties

52 Leverton Street – 8401044 - Redevelopment by the erection of a part 4-storey and part 2-storey building for use as a ground floor shop and garage/workshop with 2 self-contained dwelling units above – granted

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

Design (2021) (Section 3 – Heritage)

Amenity (2021)

Home Improvements (2021) (Extensions: Roof Extensions: New Roof Level; External alterations: windows and doors)

Kentish Town Neighbourhood Plan 2016

Policy D3: Design Principles

Kentish Town Conservation Area Appraisal and Management Strategy 2011

ASSESSMENT

1.0 PROPOSAL

1.1 Permission is sought for the erection of a mansard roof extension, the installation of a window on the Railey Mews elevation on the second floor and a replacement window on the Railey Mews elevation on the ground floor.

1.2 The mansard roof would be set behind the parapet wall to be retained and it would appear 1m above the parapet wall at the front and side. It would effectively extend up to the parapet wall and at the rear it would sit close to the rear elevation where it would be a maximum of 2.5m higher than the existing 'V' of the roof. The 'V' shaped roof would essentially be lost. The rear walls of the building would remain 'V' shaped but the proposed mansard roof would occupy the entire roof (in plan form).

1.3 It is noted that the scale bar on the application drawings appears to be incorrect and the above measurements have been surmised from the plans/elevations. The mansard roof would be steeply pitched on all three sides and it would have two lead clad dormers on each of the front and rear elevations. The party wall and chimney on the boundary with no. 47 Leverton Street would be raised above the new mansard roof. The new roof would comprise two bedrooms and a shower room.

1.4 A new sash window would be formed in the foremost bricked-up opening on the Railey Mews elevation on the second floor (to serve a new bathroom) and the existing window on the ground floor of the Railey Mews is to be replaced with a sash window of the same size and matching the Leverton Street windows.

2.0 RELEVANT CONSIDERATIONS

2.1 The material considerations for this application are considered to be:

- Effects on character and appearance of the Conservation Area and setting of Listed building
- Amenity of neighbouring residential occupants

Effects on character and appearance of the Conservation Area and setting of Listed building

2.2 Policy D1 of the Camden Local Plan requires development to respect local context and character and policy D2 requires development within Conservation Areas to preserve, or where possible, enhance the character or appearance of the area. Policy D2 also requires the Council to resist development that would cause harm to significance of a listed building through an effect on its setting.

2.3 S.7.2 (Generic Guidance) of the Kentish Town Conservation Area appraisal and management strategy 2011 requires development proposals to preserve or enhance the character or appearance of the Kentish Town Conservation Area.

2.4 'Roof Extensions' of CPG 'Home Improvements' states: '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. If the complete terrace or group is identified as significant for its roofline, a new roof level is likely to not be acceptable regardless of its form'.

2.5 The addition of an additional storey (in the form of the proposed mansard roof or any other roof form) would break the pattern and uniformity of the roofscape of the terrace and it would represent a prominent and incongruous feature which would harm the character and appearance of the Conservation Area. Particularly at the front, also at the rear and side, the proposed mansard roof would result in harm to the homogeneity of the terrace, the character and appearance of the terrace and the character and appearance of this part of the Conservation Area. It is acknowledged that there is a four storey building on the opposite corner of the junction (i.e. at 52 Leverton Street) but this represents an anomaly in the streetscene and it was permitted long before the Conservation Area Appraisal and Management Strategy and the current Local Plan and Neighbourhood Plan were adopted.

2.6 The building forms a set piece, not only with its adjoining terrace of 10 properties in total which has a completely unbroken roofline, but with the statutory listed Pineapple PH adjacent. The host building and Pineapple PH have the same architectural detailing, including quoins, curved corners and stucco ground floors. Adding the mansard to No.49 would undermine this relationship, being harmful to the setting of the listed building, in addition to introducing a dominant and alien element to an otherwise unbroken roofline on the terrace containing No's 31-49.

2.7 The proposed mansard roof would detract from the architectural form and integrity of the building at the front, side and rear. At the front it would harm the architectural character of the three storey terrace with its parapet wall at roof level. At the side it would also change the appearance of the side elevation and it would imbalance the symmetry with the public house at 51 Leverton Street. At the rear it would effectively result in the loss of the 'V' shaped roof seen against the skyline, which is of historic and architectural significance to the terrace and the Conservation Area.

2.8 The replacement window on the ground floor in the side elevation would be the same size as existing and the design would be in keeping with the windows on the Leverton Street elevation. It would preserve the appearance of the building and the Conservation Area. The new window in the side on the second floor would result in slight harm to the pattern and symmetry of the side elevation which has blocked windows on the upper floors. However, there are windows on the first and second floors in the side elevation of no. 51 Leverton Street on the other side of Railey Mews and the proposed window would be of such a size and design that the harm to the character and appearance of the Conservation Area would not be such that this should be included within a

refusal.

2.9 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.10 Special regard has been attached to the desirability of preserving a listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Amenity of neighbouring residential occupants

2.7 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The relevant factors to be considered in this case are the effects on light, privacy and outlook.

2.11 The size, scale and siting of the proposed mansard roof extension would not cause any significant loss of light, privacy or outlook to any neighbouring properties surrounding the site. There are no windows in the facing elevation of the property to the rear in Railey Mews. The siting and increase in the height of the building in relation to no. 51 Leverton Street would not result in any undue overshadowing or loss of outlook from the windows in the facing elevation of this property. Obscure glass is indicated for the proposed new window on the second floor facing no. 51 Leverton Street to prevent overlooking of the rooms in the side of 51 Leverton Street. The proposals would be no nearer to the properties on the other side of Leverton Street and taken together with the height of the proposed mansard roof there would be no loss of light, privacy or outlook at these properties.

2.12 It is concluded that the proposals would not result in any significant loss of residential amenity for the occupiers of any neighbouring residential properties.

Recommendation

REFUSE PLANNING PERMISSION

The proposed mansard roof extension, by reason of its siting, form and design on a terrace of properties with an unbroken roofline, would result in an inappropriate and prominent addition which would harm the character and appearance of the building and the terrace of which it forms part, the setting of the listed building at 51 Leverton Street, and the character and appearance of the streetscene and Conservation Area. It would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017.

