

Delegated Report (Refusal)		Analysis sheet		Expiry Date:		21/02/2020	
		N/A / attached		Consultation Expiry Date:		23/02/2020	
Officer				Application Number(s)			
Joshua Ogunleye				2020/3579/P			
Application Address				Drawing Numbers			
Russell Mansions, Flat 21 144 Southampton Row London WC1B 5AJ				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a single storey roof extension to form a 7th floor and roof terrace with associated balustrade in association with the creation of additional residential accommodation for the existing flat.							
Recommendation(s):		Refuse Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice consultation: 25/09/2020 until 18/10/2020 Press notice consultation: 24/09/2020 until 17/10/2020 No comments was received.					
CAAC/Local groups* comments: Bloomsbury Conservation Area Advisory Committee.		No comments was received.					
Site Description							
The application site is a mid-terrace six storey Edwardian property (part of Russell Mansion) with basement on the eastern side of Southampton Row. The building was constructed with a combination of red bricks, stone, terracotta which places greater emphasis on decorative detailing. It also retains timber sash windows with 3/3 glazing bars on its front elevation. The property is in use							

as residential self-contained flats with commercial units at ground floor level.

The property is located within the Bloomsbury Conservation Area and is recognised as being a positive contributor.

Relevant History

Application site

2020/2683/P – Retrospective applications for the installation of replacement windows and alterations to external walls. *Granted on 07/04/2021*

2018/0825/P - Erection of rear infill extension at first, second and third floor level to provide an additional 3 hotel bedrooms around a newly formed lightwell (Class C1) - *Granted on 09/12/2019*

2016/6063/P - External alterations and refurbishment comprising replacement slate roof, replacement of existing single glazed timber-framed sash/casement windows on the front elevation with double glazed timber-framed sash/casement windows and repair and redecoration of front elevation brickwork, stonework and metalwork. *Granted on 15/12/2016*

2015/5605/P - Internal and external alterations to lower ground floor commercial unit in association with proposed change of use from B1 to C3 to create a new residential dwelling. *Granted subject to a section 106 agreement on 26/11/2015*

Relevant policies

National Planning Policy Framework 2019

London Plan 2021

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Home Improvement (2021)

CPG Design (2021)

CPG Amenity (2021)

CPG Town Centre (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

- 1.1. This application seeks to erect a single storey rear roof extension on the rear roofslope, along the boundary with No.142, in order to create an additional bedroom.
- 1.2. The proposed extension's flat roof would be accessed via internal stairs in order to be used as a roof terrace. Should include details of enclosure of the terrace.

2. Design

- 2.1. Local Plan policy D1 seeks to achieve high quality 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. Through Local Plan policy D2, the Council will seek to preserve and, where possible, enhance Camden's conservation areas.
- 2.2. Policy D2 of the local plan seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 2.3. Special regard has been attached to the desirability of preserving or enhancing 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.

Local Character

- 2.4. The surrounding area comprises predominantly Edwardian properties in mixed use. The eastern side of the road is characterised with 6-7 storey properties of a uniform scale and massing with minimal roof alterations or extensions evident. The western side of the road is similar in this effect, these properties remain visually uniform, despite having had various alterations to their roofs.
- 2.5. The application property is readily visible along its terrace from Southampton Row, although its roof is not visible. This is due to the scale and proportion of properties along this section of the road. Although it is possible to view the host buildings roof from the rear facing windows of neighbouring properties.

Roof Extension

- 2.6. The rear roofslopes of Russell Mansion are characterised as shallow sloping hipped roofs connected around an internal courtyard. This character remains mostly unaltered with the exception of an existing roof extension along the southern boundary of No.144. The structure appears a brick built modern alteration, in use as an ancillary internal stair well corridor. The structure's placement in the middle of two original hipped roof form, as well as its projection above the main roof's ridge line, emphasises its bulky form. The existing roof extension, is built on the parapet's edge, as well as offering no set back from the boundary wall with No.142.
- 2.7. The proposed single storey rear extension would have a height of 3.4m, matching that of the existing extension, which it would be attached to. The extension would match the width of the roof form it is replacing and project up from the parapet wall. The combination of the proposed extension's height and full width and lack of setbacks from the parapets would result in a bulky and visually intrusive addition that overwhelms the host property's character and appearance. Therefore, resulting in an incongruous addition that fails to be subordinate within its context.
- 2.8. The extension would be built with matching stock bricks and include bitumen on its flat roof area. Whilst these materials can be considered acceptable within the context of a conservation area, officers consider their use in this instance would do little to lessen the extension's bulky

appearance within this context. The proposed rear elevation window would relate poorly to existing glazing arrangement on their respective elevation. It is not considered that the proposed glazing would help soften the proposed extension's bulk and massing.

Roof Terrace

- 2.9. The proposed roof level terrace would be located onto on the proposed extension and would be enclosed by a 1.1m high glass balustrade. The proposed balustrade comprises contemporary large glazing panels would be located on an elevation platform proud of the host property roof profile. Whilst the proposed materials would be considered high quality, officers do not consider their use within the context of the host property's roof would be cohesive with the character and appearance of the building and the wider terrace
- 2.10. Balconies and roof terraces are not a characteristic of the properties along this section of Southampton Row. It is also noted that there are no other visible instances along the terrace whereby the roofs include roof terraces. Therefore, officers consider the proposed roof terrace would constitute visual clutter in its setting, as it would be uncharacteristic of the host property and other properties within the terrace an
- 2.11. The proposed roof extension and terrace, as presented, would have a negative impact on the prevailing, character or appearance of the terrace and as such they would fail to preserve or enhance the character and appearance of the conservation area.

3. Amenity

- 3.1. Policy A1 states that the council will seek to protect the quality of life of occupiers and neighbours and ensure the amenities of occupiers and neighbouring is protected. Paragraph e further states that factors impacting visual privacy and outlook would be considered.
- 3.2. Officers consider the proposed roof extension would be sufficiently set back from the rear windows of neighbouring properties as such would not give rise to adverse loss of light or overbearing impact.
- 3.3. Whilst it is considered that the proposed terrace would generate some overlooking impact on the rooflights of neighbouring properties, officers do not consider these impact would be significant enough to warrant a refusal. As such officers do not consider its use would give rise to adverse overlooking into the rear gardens of neighbouring properties.
- 3.4. Officers consider that the use of the proposed roof terrace would generate some level of increased noise and disturbance. However, given the relatively modest size of the proposed roof terrace it would not lend itself to being used by a large number of people and therefore noise and disturbance generated and would not be out of character within the context. Therefore, the noise and disturbance associated with the proposed use would not be considered significant enough to warrant a refusal.

4. Conclusion

The proposed extension and roof terrace enclosure, by way of their scale, bulk, location, materials and elevation design, would appear as an unduly dominant and visually intrusive addition detracting from the character and appearance of the host building, and the surrounding part of the Bloomsbury Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

5. Recommendation:

Refuse planning permission