

Delegated Report		Analysis sheet	Expiry Date:	12/05/2021
		N/A	Consultation Expiry Date:	19/06/2021
Officer			Application Number(s)	
Mark Chan			2021/1263/P	
Application Address			Drawing Numbers	
Flat B, 2nd Floor 13 St Martin's Close London NW1 0HR			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of mansard style roof extension to top floor flat.				
Recommendation(s):	Refused			
Application Type:	Full Planning Application			

Conditions or Reasons for Refusal:	Refuse Permission			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>A site notice was displayed between 28 May 2021 and 19 June 2021.</p> <p>A joint response was received from 3 local residents, from nos. 10, 12, and 14 St Martin’s Close. These are summarised as follows:</p> <ul style="list-style-type: none">• Fails to consider the heritage assets and their significance• A roof extension would undermine coherent uniform roofline• Asymmetric siting would be unsympathetic• Dormer windows do not relate to building below• Materials are inappropriate and unsustainable• Not taken opportunity to improve environmental standards• Intensity of use <p><u>Officer Response:</u> <i>Noted and addressed within the report.</i></p>			

Site Description

The application site is a 3 storey mid-terraced property located on the southern side of St Martins Close. The building contains two residential flats, with flat B (the application property) contained to the second (top) floor. The property is not listed, nor is it located within a conservation area. However, the building is locally listed, as is the remainder of the adjoining terrace, and the surrounding properties to the north and south (see figure 01 below).

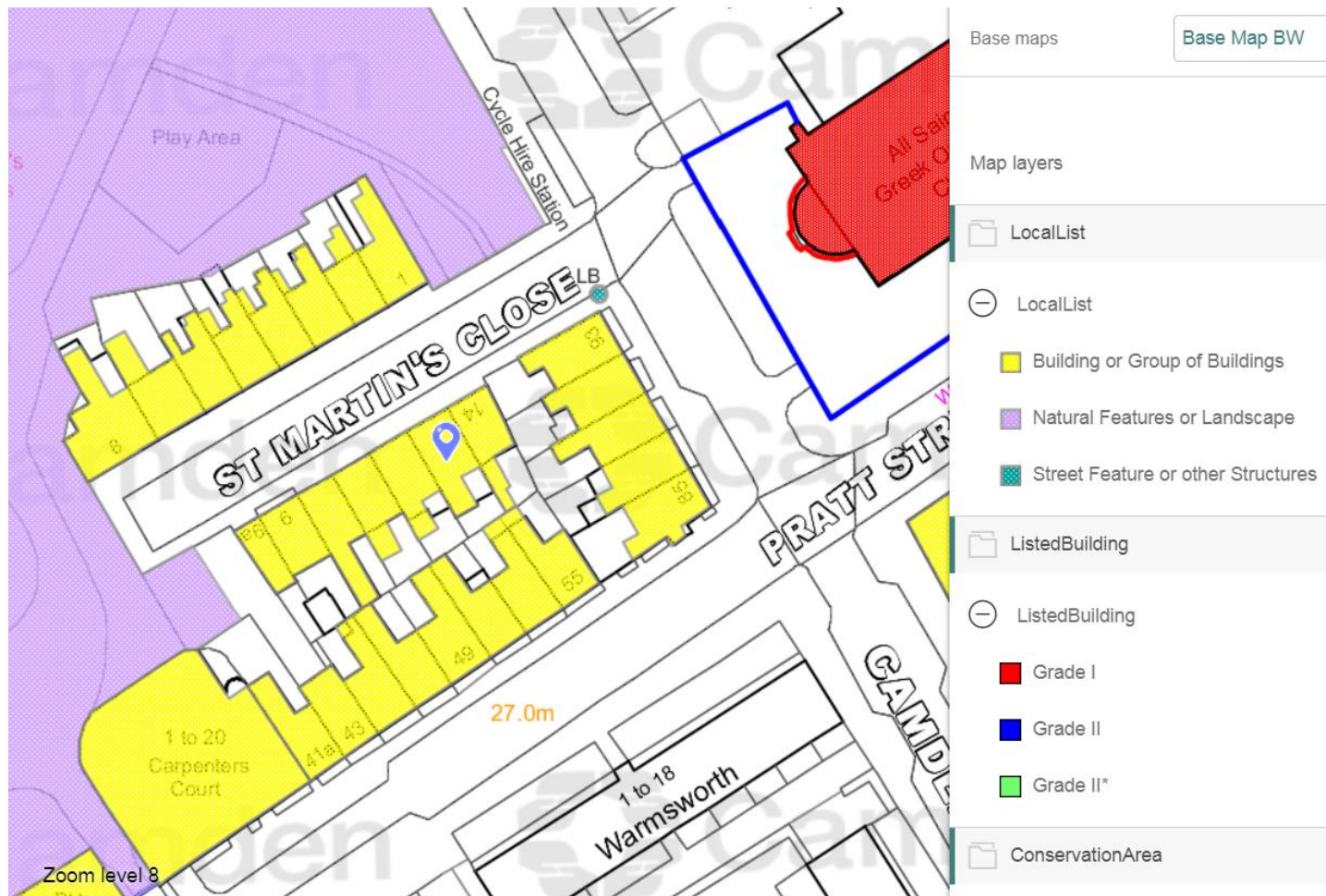


Figure 01: Heritage map

Camden's Local List describes these properties within St Martins Lane:

"Intact mid-19th century terraced street (three houses facing onto Camden Street demolished in second half of 20th century and site incorporated into St Martin's Gardens). High quality domestic architecture and very attractive streetscape with York stone paving and granite kerbstones, historic lamp standards and street trees. Views to east and west ends of street contribute to its character with views of the stone tower of All Saints Church to the east and St Martin's Gardens to the west."

The street is consistent in its character and appearance, with a uniform frontage to the properties. The topography is flat with no real variation in the overall heights of the properties. All the properties within this terrace maintain their original valley roofs which are visible from the rear, with no mansards or other roof extensions being incorporated within the street. The locally listed terraces are within the setting of the Grade I Listed Greek Orthodox Church on Camden Street.

Relevant History

13 St Martins Close (application site)

2020/4303/P - Erection of mansard style roof extension (Use Class C3) – **Refused 14/01/2021**. This was for a similar scheme, but most notably the rear of the proposed mansard was vertical, rather than including a slope as with the current proposal. The reason for refusal was:

The proposed roof extension by reason of its siting, scale and detailed design would have a detrimental impact on the character and appearance of the host property, the terrace and the wider area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017).

2003/2442/P - Conversion of the existing dwelling house into one self-contained unit and a one bedroom flat, involving construction of a rear ground floor conservatory – **Granted 13/11/2003**.

2003/3695/P - Loft extension to the rear – **Refused 05/02/2004. Decision appealed (ref: APP/X5210/A/04/1149323) and dismissed 01/12/2004.**

1 St Martins Close

2017/0482/P - Erection of a roof extension with 2 x dormers to the front elevation, increase in height of the rear parapet wall following the demolition of the butterfly roof and installation of 3 x sash windows to the rear for ancillary residential floorspace for the existing second floor flat (Class C3) – **Withdrawn following Officer feedback**.

No planning permission has been given for roof alterations throughout St Martins Close.

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG Amenity

CPG Home Improvements

Assessment

1.0. Proposal

- 1.1 Proposed is the erection of a mansard style roof extension. The roof is not a “true” traditional 70 degree/30 degree mansard, nor is it centred between the party walls of the property. The front wall would sit behind the front parapet falling back at an angle of around 63 degrees. It would have a flat roof, and would have a rear elevation sitting almost immediately behind the rear valley roof style parapet rising at an angle of around 57 degrees. The addition would have an internal head height of around 2.2m, with two front dormer windows which would be marginally misaligned with the windows of the floors below. The proposed windows would be uPVC. The extension would increase the size of the existing flat.

2.0 Design

- 2.1 Local Plan policy D1 (Design) 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;

b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).

- 2.2 Local Plan policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. Whilst the site is not located within a conservation area, the property is locally listed, and amongst an area of locally listed buildings (see Figure 01 of this report above).
- 2.3 CPG Home Improvements notes that in adding a further storey to a building, applicants should be aware of the prominence of the roof to appreciate what impact an additional roof level would have on the streetscene and wider area. It also states that where the roofline of a terrace contributes to its significance, a new roof level is unlikely to be acceptable in any form.
- 2.4 The proposal would be visible from St Martins Close and other viewpoints from surrounding streets.
- 2.5 The strong and simple parapet line (with no visible roof additions) contributes greatly to the character and appearance of this street and the locally listed terraces. The addition would serve to erode this character and fundamentally alter the character and appearance of this property, serving to undermine the composition and architectural style of the building, adjoining terrace and street.
- 2.6 The addition would intrude upon this largely unimpaired roofline, in which mansards do not form an established part of the character. The proposal would undermine the architectural style of the property and terrace, failing to accord with the development plan policies and guidance and so is unacceptable in principle.
- 2.7 In addition to the principle of a mansard style extension on these buildings, the design is poorly executed with asymmetric siting, poor fenestration proportions, substandard detailing, awkward slope arrangements, and materials that are inappropriate.
- 2.8 The applicant has highlighted examples of mansard roofs within nearby streets (though not within St Martins Close). This was assessed under previous applications, and by the Planning Inspector under appeal ref: APP/X5210/A/04/1149323, where he dismissed the appeal following refusal on this site for a roof extension (ref: 2003/3695/P refused 05/02/2004). The Inspector noted (para.10):

'It is argued that there is a wide range of heights, designs, styles and building heights in the vicinity of the appeal site and that such variety gives the area a distinctive character. Whilst I saw this variety in the wider area referred to, I also noted that St Martin's Close itself is generally unaltered and retains a high degree of architectural coherence that, in my view, the proposal would undermine'.

- 2.9 Whilst the mansard style design proposed here is different from those previously refused (and dismissed), the principle remains the same. The rooflines of the properties within the terrace remain largely unaltered with the original valley roofs consistent and unaltered throughout the terrace.
- 2.10 Given the above assessment, the proposal would serve to cause undue harm to the character and appearance of the host property as a locally listed building, as well as harming the adjoining terrace. Whilst the principle of the proposal is unacceptable by reason of its impact on the property and surrounding area, the design presented within this application is also unacceptable, with an

unsympathetic composition and cross section arrangement, that do not relate to the building or its fenestration and detailing. The materials proposed are inappropriate, no not relate to the host building or terrace, and are unsustainable. The NPPF makes clear in paragraph 134 that development that is not well designed should be refused.

2.11 Any benefit gained from increasing the size of the home would not outweigh the harm to the non-designated assets – the building itself and the terraces in the street.

2.12 The roof extension is, in principle, and by reason of its siting, scale, design and materials, an uncharacteristic, unsympathetic and harmful addition to the host property, terrace, and surrounding area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

3. Impact on neighbours

3.1 Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

3.2 The external alterations would be contained within the existing perimeter of the building, adding a mansard roof. It is considered that the proposed development would not unduly impact on occupiers of surrounding units in terms of daylight, sunlight or outlook. The extension of an existing residential flat would unlikely result in additional levels of noise, or vibration. The level of glazing proposed is typical of residential accommodation and would not result in unduly harmful levels of light overspill. Whilst a degree of overlooking is inevitable with roof extensions, given the degree of overlooking proposed this is considered not to result in harm to neighbouring occupiers.

3.3 Given the above, the proposal complies with policy A1 of the Camden Local Plan.

4. Recommendation

4.1 Refuse planning permission