

Delegated Report		Analysis sheet		Expiry Date:	20/08/2021
				Consultation Expiry Date:	26/09/2021
Officer			Application Number(s)		
Enya Fogarty			2021/3127/P		
Application Address			Drawing Numbers		
148 Gloucester Avenue London NW1 8JA			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Removal of existing trellises and construction of a roof enclosure and the erection of glazed balustrades at roof level to the front and rear elevations					
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	0	No. of responses	1	No. of objections	00
			No. electronic	0		
Summary of consultation responses:	Site Notices displayed 02/009/2021 Expired on 26/09/2021.					
CAAC	The roof terrace on top of a roof extension, with substantial structures which enclose and explicitly roof over both a terrace and a garden, but in the style of a glazed building. This is particularly unacceptable as it is now proposed to raise the new flat roofs of the extensions above the level of the chimney stacks and pots traditionally the highest elements of such a house. The roof would become a visually intrusive, alien, and dominant feature where the purpose of planning guidance on roof extensions in the conservation area is that extensions should be subservient to the original main building. We note that 148 Gloucester Avenue is included in the Primrose Hill conservation area statement (current SPD), at PH19 which states ‘For the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at the following properties: These proposals would substantially alter the shape and form of the roof: they would neither preserve nor enhance the character and appearance of the conservation area.’					

Site Description

The application site relates to a three storey terraced building with basement with mansard roof extension located on Gloucester Avenue in close proximity to the junction with Regents Park Road. The building is occupied by a retail (A1) unit at ground floor level with separate residential access to lower ground and upper floor flats. The surrounding area is characterised by commercial units at ground floor levels with residential accommodation on upper floors.

The site is not listed but is located with the Primrose Hill conservation area.

As stated within the Primrose Hill Conservation Area Statement the building is noted in the appraisal as having a positive contribution.

Relevant History

Application site

2013/1038/P- *Erection of a single storey rear extension to lower ground floor flat (Class C3).*
Granted 20-06-2013

2013/4935/P- *Erection of a two-storey rear extension.* **Granted 25-11-2013**

Relevant policies

National planning Policy Framework 2021

The London Plan (2021)

Camden Planning Guidance 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG1 Design (January 2021)
- CPG Home Improvement (January 2021)
- CPG Amenity (January 2021)

Primrose Hill Conservation Area Statement

1.0 PROPOSAL

The proposal seeks planning permission to erect a glass and timber enclosure and the erection of glass balustrades to create a roof terrace at roof level. The enclosure would measure 2.3m at the highest point and would be the full width of the roof and would be 4.5m in depth. The glass balustrades would measure approximately 1m in height.

2.0 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design
- Amenity of neighbouring residential occupants

2.1 Design

Local Plan Policies D1 (Design) are aimed at achieving the highest standard of 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. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

CPG Design states roof additions are likely to be unacceptable if '*where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene; Buildings which have a roofline that is exposed to important London wide and local views from public spaces; Buildings whose roof construction or form are unsuitable for roof additions; Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level; The impact on adjoining properties both in terms of bulk and design and amenity of neighbours would be detrimental, e.g. due to a loss of light from the additional height; Buildings that are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form and where the scale and proportions of the building would be overwhelmed by an additional extension/storeys*'

CPG Home improvements states that roof terraces '*Should maintain the existing parapet height; Handrails and balustrades should be set back behind the line of the roof slope or parapet*'. In addition the guidance states roof terraces enclosed with glass balustrades '*could be appropriate for modern buildings with thin frames, or frameless; note they can generate sun reflection, are difficult to maintain clean, and do not support plants growth*'.

The development would involve creating an enclosed structure at roof level that would be constructed with glass and timber cladding and the erection of glass balustrades at roof level. The development would be highly visible from the streetscene and from private views from surrounding properties. As a result, it is considered that the proposed development due to its design and materials would fail to integrate with the main building. The development would add visual clutter to the roof of the building and would appear incongruous in the context of both the parent building and surrounding conservation area. Such development has not been sympathetically designed to consider the character of the existing building or neighbouring buildings.

It is also important to note that none of the adjoining terrace have any similar development above their mansard roofs. Therefore the proposed works would disrupt the strong and consistent building line at roof level and would harm the character and appearance of the roofscape. Allowing such a development at roof level within the terrace could cause material harm to the well-preserved, uniform appearance, of the existing roofscape.

As a result, size, location and detailed design, would be an incongruous and dominant addition resulting in harm to the character and appearance of the host building, the wider terrace and the conservation area contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.

2.2 Amenity of neighbouring residential occupants

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.

Due to the location and size of the development it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.

The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

3.0 Recommendation

Refuse Planning Permission