

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	24/09/2021
		N/A / attached		Consultation Expiry Date:	02/05/2021
Officer				Application Number(s)	
Jaspreet Chana				2019/1137/P	
Application Address				Drawing Numbers	
18 Roderick Road London NW3 2NL				<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey rear extension at second floor level above the existing two storey rear outrigger					
Recommendation:	Refuse planning permission				
Application Type:	Householder				

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notice(s) were displayed near to the site on the 03/04/2019 (consultation end date 27/04/2019).</p> <p>The development was also advertised in the local press on the 04/04/2019 (consultation end date 28/04/2019).</p>			
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	None			
CAAC:	<p>A letter of objection was received on behalf of the Mansfield CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> This scheme would be perceived as a bulky addition to the existing 2nd floor rear flat roof and is contrary to the CA appraisal. The 'invisible' look of the proposal on the application drawings is not a realistic representation of the eventual result of such intervention. <p><u>Officer's response:</u> Please see sections 2 and 4 of the report below.</p>			

Site Description

The application site refers to a 3 storey Victorian mid-terrace property situated on the east side of Roderick Road. The surrounding area is predominantly residential and consists of terrace houses of similar size and design. The building is located within Mansfield Conservation Area and is a positive contributor.

Relevant History

The planning history for the application site:

None

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
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

Conservation Statements:

- Mansfield Conservation Area Appraisal and Management Plan (2008)

Assessment

1. The proposal

- 1.1. Planning permission was sought originally for the erection of a rear pergola style conservatory extension to sit above the existing flat roofed rear two storey projection. The extension was to measure: 5m deep, 3.5m wide and 4.25m in height. The proposed description has now changed please see details below.

2. Revisions

- 2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to address concerns raised by officers in relation to the original scheme being far too deep, bulky and not in keeping with the existing building. The revision made to the proposed scheme can be summarised as follows:

- The proposal is now for a smaller single storey rear extension at second floor level above the existing two storey rear outrigger. This will measure: 1.6m deep, 2.3m wide and 2.5m in height.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- The impacts on residential amenity

4. Design and Conservation

- 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 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. 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.
- 4.2. The site is within sub area 2 of the Mansfield Conservation Area. The Conservation Area Appraisal and Management Strategy (2008) identifies Roderick Road as being part of the late Victorian core and this building and the wider terrace makes a positive contribution. In respect of rear extensions it advises that *'The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern'*. (Page 29)
- 4.3. Adopted supplementary guidance in 'Home Improvements' Jan 2021, sets out design principals for extending a home generally in the Borough. It requires that development 'respect and be complementary to the original character of the building' (Page 18); that has regard to the 'character and proportions of the host building, neighbouring ones and the wider area (page 33). Specifically in respect of rear extensions it requires that the extension be 'subordinate to the building being extended...', 'respect and preserve the original design and proportions of the building, including its architectural period and style' and 'be carefully scaled in terms of its height width and depth'. (Page 41)
- 4.4. The proposed extension would form a single storey on the existing two storey outrigger's terrace, the extension would create an additional bathroom for the existing dwelling. The extension would be the same width as the existing two storey outrigger, be 1.6m deep and 2.5m in height with a door and window facing out onto the existing roof terrace. There is a degree of uniformity to the rear of the terrace on this side of Roderick Road. Each rear projection terminates at first floor level with a flat roof in a consistent manner. The historic window pattern can still be read above. By extending above this it would appear incongruous and detract from the overall appreciation of the historic terrace. It is noted that the extension has been revised and reduced in depth. Nonetheless it remains unacceptable to alter the form and extend above the existing rear projections and obscure the window pattern. Consequently it would be contrary to the Council's adopted design principles and guidance in the conservation area management strategy and would fail to either preserve or enhance the character and appearance of the conservation area.

- 4.5. Officers have considered whether the identified harm is outweighed by any public benefit. The proposal is for a third bathroom for an existing home. Whilst this offers some benefit to the occupier, it does not outweigh the design and heritage concerns expressed above.
- 4.6. In addition to the above, the applicants have brought to officer's attention examples on the street which have been extended at second floor level they think are precedents for this application. Officers have noted Nos.10, 36 and 61 Roderick Road and No.15 Shirlock Road of having an extension at second floor level.
- **10 Roderick Road** – CTP/F9/5/5/17479/R – Permission granted in 1973.
 - **36 Roderick Road** – 8700828 – Permission granted in 1987. 2017/3031/P – This permission was for a ground floor rear extension and replacement windows to an existing second floor extension.
 - **61 Roderick Road** – No planning history of second floor rear extension
 - **15 Shirlock Road** – No planning history of second floor rear extension. 2016/6739/P – This permission was for a replacement ground floor extension and alterations to the existing second floor extension.
- 4.7. As a result of a planning history search on the above sites, it has been found that two examples were built back in the 70s and 80s and the other two examples do not have any planning history, given this it is not considered these can be taken as valid examples of precedent to allow this new extension. Furthermore the Camden Councils local plan policies have changed since the 80s by adopting a new local plan in 2017 and new Home Improvements design guidance released earlier this year (2021). The guidance promotes subordinate and appropriately designed extensions which would respect and preserve the original design and proportions of the existing building, including its architectural period and style; and respecting and preserving the historic pattern established townscape of the surrounding area.
- 4.8. In summary, It is not considered the proposed extension would be a subordinate addition due to its siting, design and scale in conjunction with the existing two storey rear outrigger, does not respect or preserve the historic pattern of the existing established character of host dwelling or the Mansfield Conservation Area and would therefore be contrary to policies D1 and D2 of the Camden Local Plan.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 5.2. The existing property at second floor level has a door which has access onto a terrace which is surrounded by black railings. The proposed extension would project 1.6m deep onto the existing terrace and be extended to the full width of the terrace with a new door and window. Due to the extensions size and location, it is not considered the proposed extension would significantly harm the amenity of any adjoining neighbouring occupiers in terms of loss of light, outlook or overshadowing. Given the second floor level already has a large terrace are the proposed slightly smaller terrace would not be significantly much different and not therefore increase levels of overlooking.
- 5.3. The development is thus considered to be in accordance with planning policies A1 and A4, however still fail in accordance with policies D1 and D2.

6. Conclusion

- 6.1. The proposed rear extension, by reason of its siting, design and scale in conjunction with the existing two storey rear outrigger, does not respect or preserve the historic pattern of the existing established character of the host dwelling or the Mansfield Conservation Area and would therefore be contrary to policies D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

7. Recommendation

- 7.1. Refuse Planning Permission