



5 October 2021

London Borough of Camden
Development Management Team
5 Pancras Square
London
N1C 4AG

Dear Officers

Planning application | 33 Princess Road, Primrose Hill, London

Enclosed is a planning application made on behalf of our Client for the refurbishment and roof top extension of their property at 33 Princess Road, Primrose Hill.

The proposed description of development is:

Planning Consent for the erection of a new mansard roof extension to the rear of the existing roof; opening up of original window on Chalcot Street elevation. Replacement of existing basement level UPVC door and window with new window and door. New down pipe to the rear.

Application content

This application has been submitted via the Planning Portal (ref: PP-10275255). The following forms the submission and supporting documents:

- Application form
- Location Plan at scale 1:1250 and Block Plan at scale 1:500
- Existing and proposed drawings prepared by Casswell Bank Architects
- Design and Access Statement and drawings prepared by Casswell Bank Architects
- CIL questions

The Site

33 Princess Road forms the end of a terrace on the corner of Chalcot Road and Princess Road. It was built as part of the terrace in the 1860s. It is not Listed. The building is three storeys high, with basement and lightwells. It is London stock brickwork with a rendered lower ground floor. It has decorative window surrounds, consistent plaster cast cornices, large timber sash windows and rendered quoining. The main entrance is located to the rear. The site has a limited planning history, predominantly relating to the management of the fig tree in the rear garden. It is understood the property was last refurbished in the 1960s.

The surrounding area and the immediate terrace adjacent to the site is characterised by mansard roof extensions, including the following consents on the same terrace:

- **49 Princess Road** - 2018/3968/P – erection of a mansard roof extension with front dormers;
- **55 Princess Road** – 2012/3507/P – erection of mansard roof extension with rear roof terrace all in connection with existing dwelling house (C3)
- **57 Princess Road** (2011/2901/P)- erection of mansard roof extension with dormer windows in front roof slope and roof lights in rear roof slope and rear first floor level extension to closet wing with roof terrace above at second floor level all in connection with existing dwelling house
- **51 Princess Road** (2013/2509/P) – erection of mansard roof extension with internal roof terrace to the rear elevation all in connection with existing residential dwelling (Class C3)
- **29 Princess Road (2009/5788/P)** – additions and alterations including erection of a mansard roof extension with terrace to rear at third floor level and erection of rear extension at ground and first floor level.

Historic Character

The site is located within the Primrose Hill Conservation Area. The conservation area statement was published in January 2001. The site is located in sub area 2, where Princess Road is also noted as a Principal Road, forming part of a grid pattern with Chalcot Road, Gloucester Avenue and Princess Road. The sub area is characterised by long uniform terraces of residential properties, three storeys high with a raised ground floor, basement and lightwell surrounded by railings to the main street elevation. While 33 Princess Road forms part of one of these terraces, it is a corner unit, with a side return onto Chalcot Street. It is understood that the ground floor would have historically been a corner retail unit, however the property has been in residential use for many years.

The site is opposite the Grade II listed Primrose Hill School, which dominates Princess Road in terms of bulk, height, and scale.

Proposals

The proposals are set out in detail in the accompanying DAS and plans but include:

- New mansard 4th floor extension to create new room and accompanying roof terrace;
- Replace blank window with a timber framed sash on the Chalcot Road elevation;
- Replacement lower ground floor door and window with 1no. glazed aluminum framed door and 1no. aluminum framed window of equal proportions;
- Install new cast iron down pipe to rear;
- Remove the rooftop railing to the rear of the property;
- *Refurbish and replace damaged timber sashes with like for like replacements – does not require planning permission but on drawings for information.*

Planning Policy Framework

The National Planning Policy Framework 2021 (NPPF) & Planning Practice Guidance 2019 (PPG) | This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be in accordance with the development plan, unless 'material considerations' indicate otherwise.

The Development Plan | Incorporating: the GLA's London Plan (LP) (2021), and The Camden Local Plan which comprises of: The Camden Local Plan (CLP) July 2017; the Site Allocations Plan September 2013 and the Policies Map (updated version) January 2019.

Supporting information to the Development Plan is found in the Camden Planning Guidance Documents. The following of which have been consulted as part of the proposals:

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

Selected Other Supplementary Planning Document (SPD)

- LBC Primrose Hill Conservation Area (2001)
- Historic England Good Practice Advice in Planning Notes 1-3 (March 2015)

Designations | The site is not Listed but is located within the Primrose Hill Conservation Area.

Planning Policy Review

Principle of mansard roof extension | The Camden Home Improvement Guidance (2021) notes that extending properties at roof level is a well-established method to increase useable space in properties. The most common type is a mansard roof extension and this traditional approach is often preferred. The guidance states that a new roof level addition should meet the following criteria, which are addressed in turn.

A new roof level should:

- a. **Be subordinate to the host building** – the mansard extension is set back from the front of the property and only located at the rear half of the roof so as to appear subordinate to the host building.

- b. **Include features informed by the host building and surrounding context** – the roof extension is a traditional mansard style taking cues from the existing building and surrounding context where the rest of the terrace has a number of mansard roof extensions.
- c. **Take the form of a traditional mansard, a modern interpretation or a more innovative approach; supported by pre-application advice** – the roof extension is a traditional mansard style proposed at the rear half of the roof.
- d. **Consider the installation of green roofs and/or solar panels** – given the small scale of the extension it is not considered feasible to propose green roofs or solar panels at this site.
- e. **Consider other greening opportunities through planters** – the Client will consider opportunities to green the roof terrace by means of planters and pots.
- f. **Consider adequate insulation material to the new roof and floor below** – the design has incorporated insulation to the new roof and floor below.
- g. **Consider shutters and thick curtains to aid with the overheating in the summer** – the Client will consider opportunities to avoid overheating in the summer.
- h. **Be aware of the prominence of your homes' roof to appreciate what impact an additional roof level will have on the street scene and wider area** – the existing streetscene has been carefully considered and photographs of the rooftops of the rest of the terrace are included in the DAS. These photos and the planning history demonstrate that there are other mansards on the terrace and the proposal is in keeping with the existing roof typology. The site is a corner unit and hence the mansard has been set back on the rear portion of the roof to reduce its prominence in this location and visibility from the front elevation and from the Listed School– key views are included in the DAS.
- i. **There are cases where an additional level could help re-unite a group of buildings and wider townscape. You should consider the scale of the adjacent development if proportionate to the host building and street scene and reflect this in the proposals** – as explained the proposed mansard will re-unit no. 33 Princess Road with its neighbours and the rest of the terrace where mansard extensions are typical.
- j. **Erecting a roof extension on a building within a complete terrace that currently has no extensions and is not identified in the CAA as being significant is likely to be acceptable, generally in a traditional form. If the complete terrace or group is identified as being significant for its roof line, a new roof level is likely to not be acceptable regardless of its form. It is strongly recommended that pre-application advice is sought where it is unclear what design approach would suit the host building. You should also discuss your proposal with your neighbours to explore the possibility of a joint application** – as explained the rest of the terrace is typified by mansard extensions already.
- k. **Where a group of buildings are originally designed as a complete composition a comprehensive design for the whole group is encouraged. Your design should be supported by pre-application advice prior to a planning application submission. If a comprehensive design for the whole group is not achievable, you should still consider pre-application advice to ensure your proposal would not block further development** - as explained the rest of the terrace is typified by mansard extensions already.
- l. **If buildings are part of a group where differing heights add visual interest, you should consider maintaining that pattern into the design of the new roof storey** – not applicable at Princess Road.

Design of new extension | Policy D1 of the Local Plan seeks to secure high quality design development. The Council require design to respect local context and character, preserve or enhance the historic environment, to be sustainable in design and construction, comprise details and materials that are of high quality and complement the local character; integrate well with surrounding streets, be inclusive, accessible, promote health; be secure; include high quality landscape and opportunities for greening, incorporate outdoor amenity space, preserve local views, provides a high standard of accommodation and integrate building services.

The proposed mansard roof extension is considered to be a high quality traditional design which respects its local context and character and preserves and enhances the historic environment. As explained, it responds to the existing roof typology where traditional mansard extensions are seen elsewhere on the street. It preserves historic details at the site by retaining the butterfly parapet to the rear and ensuring the pitch of the

mansard is within the Camden guidance at 67 degrees. The materials are high quality and the proposed cladding in welsh slate is in keeping with the immediate context.

Impact on Conservation Area | Policy D2 of the Local Plan requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

It is considered that the proposed works at 33 Princess Road will enhance the existing property and enhance the contribution this site makes to the character and appearance of the conservation area. The proposed roof extension has been designed in a traditional style, in accordance with the Guidance in the Camden Home improvements CPG and Policy D1 of the Local Plan. The extension has been designed to minimise its visual impact on the conservation area by being set to the rear of the roof and being proposed in traditional materials – the extension will not be visible when viewed from the front elevation or from the Grade II listed School opposite. The retention of the butterfly parapet will ensure that there is no harm caused to the contribution this property makes to the conservation area. The wider works to upgrade and improve the property will also ensure that the contribution made to the conservation area is enhanced through reinstating a historic window opening with a traditional timber sash, installing traditional cast iron down pipes and refurbishing the windows in need of repair.

The intention to replace the basement door and window with an aluminium frame are considered appropriate due to the potential security risks associated with this basement location. An aluminium frame will provide enhanced security which is of utmost importance to our Client. The discrete location of the basement window and door mean that the aluminium frames will not be visible from the wider conservation area and not cause any harm to the character or appearance of the conservation area.

Summary

The proposals are considered a sensitive set of upgrades to a prominent building in the Primrose Hill conservation area. They are considered to be in keeping with the local context and will not cause any harm to the character or appearance of the conservation area.



Yours faithfully
Vicky Cartwright
Director | The Planning Lab