

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	09/08/21
				Consultation Expiry Date:	12/07/21
Officer			Application Number(s)		
Ewan Campbell			2021/1761/P		
Application Address			Drawing Numbers		
83 Jamestown Road London NW1 7DB			Existing/519-100-E, Existing/519-101-E, Existing/519-200-E, Existing/519-300-E, Proposed/519-101-E, Proposed/519-200-P and Proposed/519-300-P		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Conversion of flat roof to roof terrace accessed by new openable roof light, installation of new internal space-saving stairs to roof to provide roof access and installation of security steel railing.					
Recommendation(s):		Refuse Full Planning Permission			
Application Type:		Full Planning Permission			
Reasons for Refusal:		<ul style="list-style-type: none"> The proposed roof terrace on top of the mansard roof extension, by virtue of its design, location, scale and bulk, would result in a incongruous and dominant addition to the existing dwelling which would detract from the character and appearance of the locally listed building and the wider area, contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. The proposed roof terrace on top of the mansard roof extension, by virtue of its design, size and location, would result in perceived overlooking and loss of privacy to adjoining properties of no.14, 16 and 18 Oval Road as well as the properties along Jamestown Road to the detriment of their residential amenity, contrary to policy A1 (Managing the impact of development) of Camden's Local Plan 2017. 			
Consultations					
		No. of responses	01	No. of objections	01
Adjoining Occupiers:		<i>Site Notice was put up 18/06/21 and expired on the 12/07/21</i> One objection. Concerns include: <ul style="list-style-type: none"> - Site has a garden already – no need for additional space - Noise issues, privacy issues 			

- Not in character of the area
- Already crowded area

Officer Comments: issues relating to amenity and character are discussed in the paragraphs 2.2.2, 2.2.3, 2.3.2 and 2.3.3 below. Issues relating to existing amenity space is not a material consideration and is not something we can consider under this application.

Site Description

The site is a three storey townhouse on Jamestown Road. The site is located within a row of similar properties and is within close proximity to Camden Town and Gloucester Crescent. Whilst the row does not have any roof terraces many properties benefit from mansard roof extensions. The building along with the terrace is locally listed and was given status in 2015.

Relevant History

Relevant planning records at the application site:

N/A

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance (CPG)

CPG Design (January 2021)

CPG Amenity (January 2021)

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the conversion of the flat roof to a roof terrace at second floor level and fenestrations changes like new rear door, roof lights, hooped ladder and safety railings

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design
- Amenity

2.2 Design and Amenity

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) 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; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 The proposed railings are located along the each side of the mansard roof extension and stand at approximately 1.1m in height. The glazed also measures 1.8m in height and 1.2m in depth. The proposal roof light measures 1.0m in width and 2.0m in depth and contains a linking internal stair for access. Looking at the plans, the railings and glazing would seemingly go right up to 85 and 81 Jamestown Road. Whilst there are mansard extensions, these fall within the character of other roof top development in the area, the railings and other associated development including the glazing on top of a mansard roof extension is not a common feature of the roofs of the locally listed buildings. The cluttering and 'top-heavy' appearance this would cause appears incongruous in the surrounding area and would undoubtedly negatively impact on the character and appearance of the building. The mansard roof extensions in the area, whilst altering the roof line, continue the uniformity and character of the host property providing limited clutter and is a accepted roof top development option. Furthermore notwithstanding the lack of design and access statement, materials like the steel railing and high opaque glazing are not common materials associated with roof top development in the area.

2.2.3 The property to the west cannot be used as a precedent as it is not part of the historic terrace which runs from no.83 to No.61. A roof terrace would be completely alien to the 19th architectural aesthetic of this well-kept terrace and indeed would set the precedent that the street currently does not have. This terraced is architecturally significant with non-designated heritage asset status and so the harm to the building and wider area (which includes the rest of the terrace) has been balanced under 203 of the NPPF (2021). Creation of a roof terrace comes with the likelihood of additional domestic clutter. Such visual intrusion will be harmful to the character and appearance of the streetscape, terrace, and possibly result in incremental harm to the setting of the Listed Building on the other side of the road.

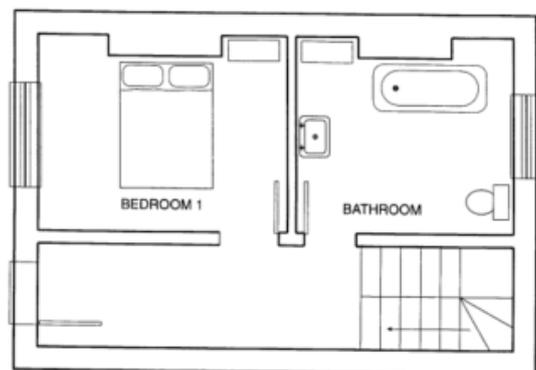
2.2.4 Therefore the proposal fails to comply with policies D1 and D2 of the Camden Local Plan as well as the Design CPG.

2.3 Amenity

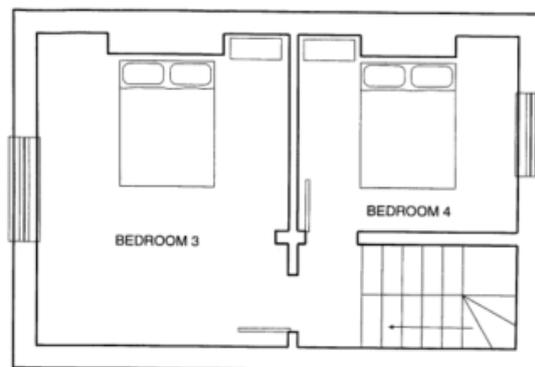
2.3.1 Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans.

2.3.2 In terms of the proposal, there are a number of issues that impact the amenity of occupants in the neighbouring buildings. For the occupants at Jamestown Road and no.14, 16, 18, 20 Oval Road, the

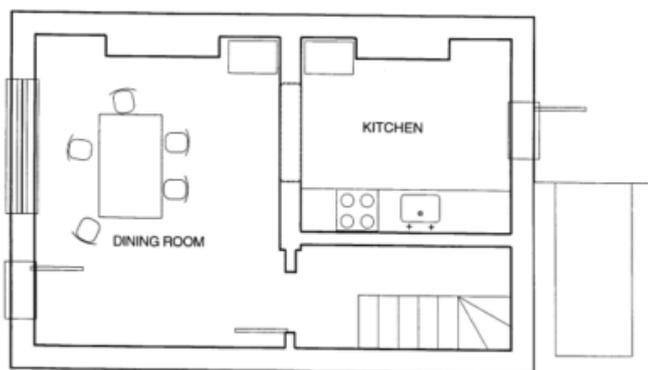
windows are approximately 7.9m from the middle of the where the roof terrace is and only 5.7m from the south west corner. This means that that the residents of the site can view directly into the rooms which very close to the roof terrace meaning that it contributes to loss of a privacy and increases the perceived overlooking. Looking at a historic planning application for 18, Oval Road (PEX0300126) the windows benefit bedrooms and therefore the proposal will impact habitable rooms. Whilst the area is a tight urban grain and some level inter-viewing between properties is to be expected, the location is extremely prominent and the harm both to actual and perceived overlooking, is unacceptable in this particular case. A screenshot of the plans is provided below:



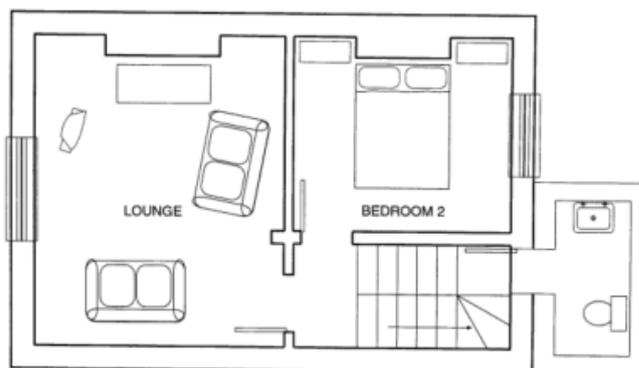
GROUND FLOOR PLAN



2nd FLOOR PLAN



LOWER GROUND FLOOR PLAN



1st FLOOR PLAN

18 OVAL ROAD NW1
 DRS &
 EXISTING FLOOR PLANS
 SCALE 1:50
 HU MACKIE JANUARY 2003

2.2.3 In contrast a mansard roof extension on the existing site only has one small rear window and means that, like with the host building, the issues of amenity loss are not amplified.

2.3.4 Therefore the proposal fails to comply with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

3 RECOMMENDATION

3.1 Refuse advertisement consent for the following reasons:

- The proposed roof terrace on top of the mansard roof extension, by virtue of its design, location, scale and bulk, would result in a incongruous and dominant addition to the existing dwelling which would detract from the character and appearance of the locally listed building and the wider area, contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.
- The proposed roof terrace on top of the mansard roof extension, by virtue of its design, size and location, would result in perceived overlooking and loss of privacy to adjoining properties of no.14, 16 and 18 Oval Road as well as the properties along Jamestown Road to the detriment

of their residential amenity, contrary with policy A1 (Managing the impact of development) of Camden's Local Plan 2017.