

Delegated Report		Analysis sheet	Expiry Date:	18/12/2020
		N/A	Consultation Expiry Date:	27/12/2020
Officer			Application Number(s)	
Nora-Andreea Constantinescu			i. 2020/3381/P ii. 2020/3904/L	
Application Address			Drawing Numbers	
Flat B 43 Georgiana Street London NW1 0EB			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i. Erection of mansard roof extension to provide additional accommodation for upper floors maisonette. ii. Erection of mansard roof extension				
Recommendation(s):		i. Refuse Planning Permission ii. Refuse Listed building Consent		
Application Type:		i. Full Planning Permission ii. Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notices were posted on 28.8.20 and expired on 21.9.20 Press notices were issued on 28.8.20 and expired on 21.9.20</p> <p>No comments have been received from neighbouring occupiers.</p>					
Rochester Conservation Area Advisory Committee	<p>RCAAC have objected to this proposal on the following grounds:</p> <ul style="list-style-type: none"> It would seriously damage the 175 year-old view of this row of listed family houses. 					

Site Description

The application site is located on the northern side of Georgiana Street. The property is a mid-terrace property and has three storey, divided into two flats. The proposal relates to the maisonette at the upper floors.

The application property does not lie within a conservation area but it forms part of a long and unified terrace of 22 Grade II listed stock brick early 19th Century properties with incised stucco at ground floor. The roofscape of this terrace appears to be unaltered.

Relevant History

Relevant planning records at the application site:

J12/3/16/15552 - Conversion into two self-contained maisonettes. – **Granted 03/04/1973**

Relevant planning records at neighbouring sites:

9200702 (9270135) - 28 Georgiana Street - Erection of a mansard roof extension – **Refused 18/03/1993**

9003289 (9070458) - 40 Georgiana Street - Erection of a mansard roof extension and conversion of a one bedroom flat into a two bedroom maisonette – **Granted 08/08/1990**

8602351 (8670421) - 27 Georgiana Street - Erection of a roof extension at third-floor level to provide two additional bedrooms and the erection of an extension at basement-level to provide a bathroom – **Granted 13/05/1987**

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 - Heritage

Camden Supplementary Planning Guidance (2021)

CPG - Design

CPG – Home Improvements

CPG - Amenity

Assessment

1. Proposal

1.1 The applicant seeks planning permission to erect a traditional flat topped mansard type roof extension and raise existing chimney stacks and side party walls at roof level.

1.2 The front and rear walls of the mansard would be slightly set back from the front and rear parapets, and slope at an angle of 70 degrees. It would have a flat internal head height of 2.3m, with two front dormer windows aligned with the windows of the floors below, and one rear dormer same size as the front ones, and one rooflight adjacent. The details of the mansard are those of a traditional

structure. The extension would increase the size of the existing maisonette, turning it from a 2 bed unit to a 3 bed one.

2. Design

2.1 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 consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used.

2.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and their significance and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. To preserve or enhance the borough's listed buildings, the Council will resist development for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. It also states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.

2.3 NPPF (2021) states at para 201 that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

2.4 In relation to roof extensions, CPG Home Improvements indicates that: *Erecting a roof extension on a building within a complete terrace or group that currently has no extensions, and it is not identified in Conservation Area Appraisals as being significant for its roofline, it is likely to be acceptable, generally, in a traditional form. If the complete terrace or group is identified as significant for its roofline, a new roof level is likely to not be acceptable regardless of its form.*

2.5 Whilst the application site does not lie within a conservation area, the guidance highlights the weight given to the significance of the roofline within a uniform group of buildings.

2.6 Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require that local authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.7 A large part of the significance of the listed group lies in its uniformity. The existing terraced row on the northern side of the road has a roofline that is completely unimpaired by roof extensions, with uniform front parapets at roof level- *see aerial view below*. Their uniformity can be seen from the streetscene and the public open space of St Martin's Gardens on Camden Street to the west. The proposed mansard extension, along with the raised party walls and chimney stacks, at no. 43 (shown by a red spot on image below) would thus appear as an incongruous addition to this untouched roof profile of the terrace row.



Aerial view of northern side of road showing 43 Georgiana St

2.8 At the rear the unbroken run of valley roofs is visible through gaps at the end of the terrace row on Lyme Street and Camden Street, and from the parking area surrounding the Grade II listed factory block at 31-37 Lyme Street. This proposed mansard extension would impact adversely on the uniformity of the terrace and the unified composition of the elevation, contrary to policy D1. Although the detailed design of the mansard is acceptable in itself, it is the principle of any roof extension here that is unacceptable due to its harmful visual impact on an unaltered roofscape.

2.9 Due to the proposal's nature, position and projection, it would also adversely impact on the significance of both the host building and the setting of adjoining listed buildings, contrary to policy D2. No heritage assessment has been provided in support of the proposals to justify the harm to the listed building. As there have been no planning records at the application site, it is likely that the valley roof holds original fabric, and therefore the proposed mansard would result in loss of historic fabric. As such, the proposal would therefore result in 'less than substantial' harm to the listed building and terrace row. There are no public benefits identified with the proposed scheme to outweigh the harm, and therefore the works do not comply with requirements of the NPPF in terms of the balancing exercise required for weighing harm to heritage assets against public benefits.

2.10 Overall, it is considered that the proposed mansard extension, due to its position, height and bulk, would appear as an incongruous addition, out of context with its surroundings and be harmful to the significance of the host listed building and wider terrace row.

3. Amenity

3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, sense of enclosure, implications on daylight, sunlight, light pollution and noise.

3.2 The proposed roof extension, due to its nature, design and position, would not result in harm to the neighbouring amenity in terms of loss of light, outlook, privacy or pollution by light or noise.

4. Other matters

4.1 The application form submitted in relation to this proposal is for a 'Householder'. As the property has been converted into flats, the correct application form should have been for a 'Full Planning Permission'. The nature of the application form does not alter the assessment of the proposed scheme, as set out above. However an informative will be added to the planning decision to advise the applicant that the current application is contrary to the requirements and conditions of the Town

and Country Planning (Development Management Procedure) (England) Order 2015.

5. Recommendations

Refuse planning permission & listed building consent

Planning-

The proposed roof extension, by reason of its bulk, scale and siting within an unimpaired roofline, would result in harm to the character and appearance of the host building, the terraced group of buildings of which it is part, and the surrounding streetscene, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

Listed building-

The proposed roof extension, by reason of its bulk, scale and siting within an unimpaired roofline, would result in 'less than substantial' harm to the Grade II listed building and the terraced group of listed buildings of which it is part, contrary to policy D2 (Heritage) of the London Borough of Camden Local Plan 2017.