

Delegated Report		Analysis sheet		Expiry Date:	30/12/2021
		N/A		Consultation Expiry Date:	09/01/2022
Officer				Application Number(s)	
Edward Hodgson				2021/5417/P	
Application Address				Drawing Numbers	
65 Spencer Rise London NW5 1AR				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Application			
Informatives:					
Consultations					
Adjoining Occupiers:	No. of responses	00	No. of objections	00	
Summary of consultation responses:	<p>A site notice was displayed 15/12/2021 which expired 08/01/2022. Press notice was published 16/12/2021 which expired 09/01/2022.</p> <p>The Dartmouth Park Conservation Area Advisory Committee raised the following objection:</p> <ul style="list-style-type: none"> • Principle of a roof extension on an uninterrupted roof line which would harm the integrity of the roofline and fail to preserve the character and appearance of the Conservation Area; • The size of the proposed two rear dormers; • The visual impact from street level and neighbouring properties ; • The choice of materials, namely proposing aluminium dormer windows instead of timber sash. 				

Site Description

The application site is located on the north side of Spencer Rise close to the junction with Dartmouth Park Hill. The property is a two-storey Victorian house and it reads as part of a terrace of four houses with butterfly roofs (nos. 65, 63, 61 and 59). Butterfly roofs are a prevailing feature of the properties on the north side of Spencer Rise.

The site lies within the Dartmouth Park Conservation Area. The building is not a listed building but, together with all the other properties on this side of Spencer Rise, it is identified as making a positive contribution to the conservation area. The site lies in the Dartmouth Park Neighbourhood Area.

Relevant History

2009/1315/P - Extensions to single family dwelling house (Class C3), including erection of mansard roof, ground floor rear infill extension and first floor rear extension. **Refused – 14/09/2009**

Reasons for Refusal:

Reason 1:

The proposed roof extension, by reason of its bulk, height and location, would create a discordant feature, which would harm the appearance of the building, harm the integrity of the terrace of buildings which have an unaltered roofline. This would be contrary to policies B1 and B3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Reason 2:

The proposal, by virtue of its design and location, would harm the character and appearance of the conservation area, and would therefore be contrary to policy B7 of the London Borough of Camden Replacement Unitary Development Plan 2006, and the Dartmouth Park Conservation Area Appraisal 2009.

APP/X52109/A/09/2112426 – Appeal for application 2009/1315/P – **Part allowed - 02/03/2010**

Reason for Part Allow:

The ground floor rear infill and first floor rear extension were allowed but the mansard roof extension was refused. The mansard roof extension would harm the appearance of the building and the character and appearance of the conservation area and would be contrary to policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

2018/1016/PRE - Roof extensions filling in the gaps between existing 3 storey houses on the street. **Pre-application advice issued - 08/08/2018**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 – Managing the impacts of development

D1 - Design

D2 – Heritage

Dartmouth Park Neighbourhood Plan 2020

DC1 Enhancing the sense of place

DC2 Heritage assets

DC3 Requirement for good design

Camden Planning Guidance

CPG Design (2021)

CPG Amenity (2021)

CPG Home Improvements (2021)

Dartmouth Park Conservation Area Appraisal and Management Strategy 2009

Para 4. – Character and Appearance of the Area

Assessment

1.0. Proposal

- 1.1 Planning permission is sought for the erection of a mansard style roof extension. The proposed roof extension would provide additional residential floorspace measuring 27.8sqm to increase the size of the existing house. The mansard would measure approximately 2.3m in height and protrude roughly 1.3m in height above the existing parapet. It would incorporate two dormer windows on the front roofslope setback from the front parapet of the building and two dormers of differing size on the rear roofslope. The mansard would be constructed using slate tiles, with the front dormers being timber sash and the rear two aluminum.

2.0 Design

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development: a. respects local context and character; b. preserves or enhances the historic environment and heritage assets in accordance with policy D2 (Heritage).
- 2.2 Local Plan policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.
- 2.3 Dartmouth Park Neighbourhood Plan 2020 Policy DC3 states that in the case of developments within the Dartmouth Park Conservation Area, including alterations or extensions to existing buildings, the development should preserve or enhance the character or appearance of the Conservation Area. Policy DC3 of the Neighbourhood Plan states that development should demonstrate good design and respond and integrate with the local surroundings and landscape context. Policy DC4 states that roof extensions should respect the existing roof form and be restricted to the rear of the property.
- 2.4 CPG Home Improvements 2021 notes that in adding a further storey to a building, applicants should be aware of the prominence of the roof to appreciate what impact an additional roof level would have on the streetscene and wider area. The CPG also states that a roof extension should consider the pattern and roof form of the existing and neighbouring buildings.
- 2.5 The Dartmouth Park Conservation Area Appraisal and Management Strategy states that roofscapes are highly important to the character of the conservation area. In Sub Area Three Dartmouth East the mansard roof extensions on Spencer Rise are listed as a negative feature of the area.
- 2.6 There are examples of existing mansard roof extensions on Spencer Rise at nos. 51-57. These now form a set of mansard roofs that predate both the Dartmouth Park Conservation Area Appraisal and the Dartmouth Park Neighbourhood Plan.
- 2.7 The proposed mansard roof extension would be introduced on a building within a group that has an unaltered roof profile and uniform parapet line height. The application building is part of a group of 2-storey buildings that has a consistent roofline that is unaltered on this side of the street (apart from nos. 51-57). The proposed mansard roof extension would interrupt this consistent parapet line and would detract from the existing largely unaltered roofline, detrimental to the appearance of the terrace

and the Conservation Area.

- 2.8 The uniform and distinctive roofline contributes greatly to the character and appearance of this street and the conservation area. The roof addition would harm this character and fundamentally alter the character and appearance of the host building, serving to undermine the composition and architectural style of the building and adjoining terraced buildings. The addition would intrude upon this largely unimpaired roofline, in which the only existing group of mansards have been identified as forming a negative part of the character. Moreover the extension would appear bulky and it would be overly prominent on the unbroken run of butterfly roofs. The proposal would undermine the architectural style and character of the property and terrace, failing to accord with the aforementioned policies.
- 2.9 A similar application including a mansard roof on the site has been refused (2009/1315/P), a decision that was upheld at an appeal (APP/X52109/A/09/2112426). The reasons for refusal were that the property reads as a group of houses with an unbroken parapet line and the mansard roof extension would detract from the integrity of the set. It would be visible from street level on Dartmouth Park Hill and Spencer Rise and it would be visually discordant from the views. It would harm the character and appearance of both the host property and the conservation area. These same issues are relevant to the current proposals. The principle of such an extension is therefore considered unacceptable and a planning precedent has been set for refusing such development.
- 2.10 The current proposal would give rise to the same issues as discussed above. It would cause undue harm to the character and appearance of the host property, as well as harming the terrace, the streetscene and surrounding conservation area. The principle of the proposal is considered to be unacceptable by reason of its impact on the property and surrounding area.
- 2.11 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 2.12 The proposal is considered to cause 'less than substantial' harm to the host building, with no demonstrable public benefits derived from the scheme which would outweigh such harm. The proposal is therefore considered to be contrary to Section 16 of the NPPF (2021) which seeks to preserve and enhance heritage assets.
- 2.13 The mansard roof extension, by reason of its siting, scale, form and design, is considered to represent an uncharacteristic, unsympathetic and harmful addition to the host property, adjoining terrace, and surrounding area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, and refusal is warranted on this basis.

3. Impact on neighbours

- 3.1 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.
- 3.2 The proposed mansard roof and two front and two rear dormers would not cause any significant harm to the daylight, sunlight and privacy of neighbouring properties. The extension would not be overbearing or harmful to the outlook or aspect from any neighbouring rooms or gardens. However, for the reasons set out above, it would be harmful to the appearance of the townscape and Conservation Area and the visual amenity of properties on Dartmouth Park Hill, Chetwynd Road and Spencer Rise.

4. Recommendation

4.1 Refuse planning permission for the following reasons-

The proposed mansard roof extension, by reason of its location, scale, and design, would result in an incongruous and bulky development that would be detrimental to the character and appearance of the host building, the terrace, the streetscene and the Dartmouth Park Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017 and policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020.