

tba

Trevor Brown Architect

Trevor Brown Architect Ltd
Suite 315, Ashley House, 235-239 High Road, London. N22 8HF

1 Spencer Rise, London NW5 1AR

Heritage, Design & Access Statement

Preface

The following Heritage, Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Camden Council Local Development Framework and SPD and is to be read in conjunction with the accompanied planning drawings:

Site:

168_0000 - Location Plan
168_1000 - Site Plan

Existing Drawings:

168_0001 - Existing Ground Floor & First Floor
168_0002 - Existing Loft & Roof Plan
168_0100 - Existing Sections AA & BB
168_0100 - Existing Section CC
168_0200 - Existing Front & Rear Elevation

Proposed Drawings:

168_1001 - Proposed Ground & First Floor Plans
168_1002 - Proposed Loft & Roof Plans
168_1100 - Proposed Sections AA & BB
168_1100 - Proposed Section CC
168_1200 - Proposed Front & Rear Elevations

Contents

1.0 Introduction

2.0 Historic development & context

3.0 Existing building

- 3.1 Front elevation
- 3.2 Rear elevation
- 3.3 Side elevation
- 3.4 Roof
- 3.5 Interior

4.0 Policy

- 4.1 Planning (Listed Buildings and Conservation areas) Act 1990
- 4.2 National Planning Policy Framework (2012)
- 4.3 Local Plan
- 4.4 Camden Planning Guidance Design
- 4.4 Camden Planning Policy supplement
- 4.5 Dartmouth Park Neighbourhood Forum Adopted Plan
- 4.6 Dartmouth Park Conservation Area Appraisal

5.0 Planning history

6.0 Proposed works

- 6.1 Use
- 6.2 Amount
- 6.3 Front elevation
- 6.4 Rear elevation
- 6.5 Ground floor plan
- 6.6 First floor plan
- 6.7 Loft
- 6.8 Vehicular and transport links
- 6.9 Private access
- 6.10 Design Process, Layout, Appearance and Scale

7.0 Assessment of the proposal

8.0 Trevor Brown Architect Ltd



Site Plan

— Site boundary



1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a Full Planning Application for the proposed alterations to their 2-storey property at 1 Spencer Rise, London, NW5 1AR.

The brief for the proposed works include:

- .1 To refurbish and remodel the first floor to provide access to the proposed loft.
- .2 To add a mansard conversion of the loft space including a roof light and front and rear dormers for windows.

In Accordance with requirements under paragraph 128 of National Planning Policy Framework (NPPF), this report establishes the significance of the heritage assets concerned and assesses the impact of the proposed development on their significance.

No.59 Spencer Rise forms part of the Dartmouth Park Conservation Area. The Dartmouth Park Conservation Area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day.

The property is a 1870s mid terrace located in the Dartmouth Park Conservation area in the borough of Camden.



Area 19th century

2.0 Historic development & context

Dartmouth Park, a name found on early 19th century maps, lies in part of the old parish of St. Pancras that stretched from Tottenham Court Road to Highgate. The early settlement of Kentish Town around its High Street was established immediately south of the current conservation area in the 13th century or earlier. The area of Dartmouth Park had the first building development in the 17th century and was separated from Kentish Town by fields and meadows. Building initially formed ribbon development with individual properties strung out along the road to Highgate following the course of the river Fleet. The road was an important route and various inns were established to serve the many travellers going between London and the north. These stretched from where the former Castle pub (now the *Vine*) stood at the entry to Kentish Town northwards along Highgate Road to Swains Lane. No part of the conservation area lies within an Archaeological Priority Zone. The Greater London Sites and Monuments Record (19 June 2008) shows one entry within the conservation area. Swains Lane was a medieval track, mentioned in 1492 as Swaynes Lane and is one of the earliest routes up Highgate Hill providing access to adjacent farms.

18th Century

As London began to extend, development increased along this route and by the early 18th century some buildings of note had been erected. To the north Highgate Village was growing (see Highgate Conservation Area Appraisal). Within the conservation area boundary ribbon development along Maiden Lane (now Dartmouth Park Hill) and Green Street (now Highgate Road) increased in a piecemeal fashion, due to divided land ownership. The Vine was established as a coaching inn, first licensed in 1751, and was the first transport terminus to be built in Kentish Town. The Bull and Last is first mentioned in 1759. At that time a footpath ran from the rear of the pub to Highgate: Woodsome Road now covers the first section of the path. The Green Street Race course began in 1733 to the east of College Lane. College Lane gets its name from St. John's College, Cambridge, which owned it after the College was bequeathed a farm on the site of Denyer House. Much of the area was copyhold tenure of the Manor of Cantelowes, belonging to the Chapter of St Paul's Cathedral. The principal copyholder in this area, Lord Dartmouth, enclosed part of the common around Highgate Road in 1772. Land was then released for development and as a result Grove Terrace was built between 1777 and 1824. A remnant of the common land survives as a slim strip fronting Grove Terrace and Grove End, as well as the pocket of open land directly opposite on the west side of Highgate Road

protected under the London Squares Preservation Act, 1931. On the west side, Lord Southampton was a landowner, commemorated in the Southampton Arms pub and Southampton House Academy in Highgate Road immediately north of the railway bridge. Lord Mansfield held Parliament Hill Fields, east of which, set back from the Highgate Road, large houses were built on the green in the 18th century known as The Grove, an elegant line of detached and semi detached villas with extensive gardens that reached as far west as the edge of present day Parliament Hill Fields. Only one, No.175, now remains although Haddo House survived until the early 1960s.

19th Century

Private Estate bills from 1830 allowed the granting of building leases for property development and the closing off of land previously accessible in part to commoners. As a result large parts of the private estates were sold off for speculative housing. In general, however, the area retained its essentially rural character well into the 19th century. The arrival of suburban railway lines in the mid 19th century allowed greater accessibility to central London and increased the desirability of areas close to the lines. The Tottenham and Hampstead Junction. Railway was built in 1868 and cut across the southern part of the conservation area. When it was built the line had a station called Highgate Road that was located west of Highgate Road. The railway lines effectively cut Mortimer Terrace in half. The period 1840 to 1890 saw a rapid and extensive growth in London's population and most of the properties in the conservation area were built in this period. Proposals to develop Dartmouth Park as a spacious and formally laid out suburban development gradually rising up the slopes of Dartmouth Park Hill never materialised. Actual development was ad hoc by numerous building firms varying much in size. The north east corner of the area was developed as working class terraced housing from the 1860s, providing cottages for the labourers building the railways and houses. Bertram and Winscombe Streets were built in the 1860s, as well as one side of Doynton Street, the other side following in the 1880s. Retcar, Raydon and Lulot Streets went up in the early 1880s, along with the completion of Chester Road. The 1894 OS shows this area complete and it was known as Highgate New Town. In the early 1850s proposals were made by Horace Jones for developing the Hurd estate, creating St Albans Road. Only St Albans Villas on Highgate Road and two or three pairs of substantial villas were built at that time. St Anne's Church, West Hill Road, was designed by G. Plucknett for Anne Barnett in memory of her brother in 1852 to provide for the increasing population north of Kentish Town. In the 1860s Lord Dartmouth developed land behind Grove Terrace to create Dartmouth Park Road and provide good quality houses set within spacious gardens that included landscaped layouts and street trees to give a semi-rural appearance. The 1874 o.s. map shows the western end of Dartmouth Park Road (then Dartmouth Road) and Boscastle Road (then Grove Road) had been built up. Land off Dartmouth Park Hill (Maiden Lane) and east of York Rise was acquired by Lord Ingestre (family name, Chetwynd) and Lord Alfred Spencer Churchill in the 1850s from Lord Dartmouth for the Conservative Land Society. Churchill, Spencer and Chetwynd Roads were laid out by them (shown on 1874 OS). The boundary of their land was the north side of Chetwynd Road, designed for middle-class housing, while the roads further south were essentially artisan. The sale of Grove End Estate (the remains of the 17th century Cholmondeley Estate between Highgate Road and York Rise) in 1874 led to Carrol Road (now Chetwynd Road west) and Twisden Road being built on the gardens as a loop, a pond separating it from the York Rise footpath The River Fleet was covered in, the pond drained, and Carrol and Chetwynd (east) Roads joined to form today's Chetwynd Road. The terrace of seven houses (Zegers) at the south end of York Rise, on the west side, was built in 1877. Highgate Road Baptist Chapel was also built in 1876/7. From 1870 Woodsome Road, Laurier Road (then Lewisham Road) were laid out and developed on the Dartmouth estate. Croftdown Road was developed on the gardens of Croft Lodge by a local builder named Smerdon. Development on Dartmouth Park Hill continued from the 1860s through to the end of the century. St. Mary's Church, Dartmouth Park Hill, designed by William Butterfield in 1870 provided a free place of worship for the working classes in Highgate New Town who were largely excluded from St Anne's Church. A parish hall was built in York Rise that was destroyed by Second World War bombing. The establishment of the teaching order of La Sainte Union des Sacrés Coeurs on the east side of Highgate Road to the north of the Bull and Last pub in the 1860s began the development of a girls' school that has come to occupy a large block extending as far east as Brookfield Park. During the 19th century concern was being raised that open land was rapidly being lost to building sites and gravel or brick works. One of the areas of concern included Parliament Hill Fields adjacent to the conservation area. A major national campaign led to the purchase of the Fields in 1889 for public use and they were incorporated into Hampstead

Heath. The OS map of 1894 shows the southern half of the conservation area built on, as well as the north eastern section. Open land remained in the northern section occupied by Dartmouth Park, allotments, orchards and tennis courts.

20th Century

Throughout the 20th century there was piecemeal development on small sites, starting with the eastward progress of St Albans Road, by Robert Smerdon, and Brookfield Park in 1906-14 by him and his sons. Subsequently there have been redevelopments, some as a result of demolition and others because of the gradual infill of open land that had survived the Victorian era. The infill developments scattered in the area include some individual houses of architectural merit. Bombing raids in the Second World War account for a number of the modern infillings. In the early 1900s an important development west of Highgate Road began with a block of mansion flats (Lissenden Mansions), built on the site of Clevedon House (contemporary to Grove Terrace but demolished in the 19th century). Similar blocks, as well as a terrace, followed before the First World War, as well as Parliament Hill Girls' County Secondary School (1911) on the site of large 19th century houses. Between the wars, William Ellis Boys' County Secondary School was re-located immediately north of the girls' school, and these have been considerably extended in the late 20th and early 21st centuries. The parishes became borough councils in 1899; St Pancras parish became the Borough of St Pancras. The first public library in the Borough was built in 1906 in Chester Road, designed by the Borough Surveyor. very significant element in the make-up of the character of the conservation area is the contribution of social housing, either in Camden Council or housing association ownership. St Pancras Borough Council acquired orchards and other land in the north of the conservation area for the "Homes for Heroes" Programme in 1919. Brookfield Estate was modelled on Hampstead Garden Suburb with curving streets, large garden areas and hedged boundaries. Brookfield Primary School was part of the concept and was opened in the 1920s. St. Pancras House Improvement Society was founded in 1924 by Father Basil Jellicoe. The Society (now known as the St Pancras and Humanist Housing Association) built a number of garden estates in north London including the blocks known collectively as the York Rise Estate. The estate occupied 2.5 acres of former fields, arranged in five blocks and was completed in 1938, designed by Ian Hamilton the Association's architect. It was funded by the London Midland & Scottish Railway which was obliged to rehouse a large number of people who lost their homes in the scheme to enlarge Euston Station. The LMSR, which retained ownership of the site until 1985, paid £90,000 for the building construction and the names of the blocks reflect the source of funding for their construction; Brunel, Faraday, Newcomen, Stephenson, and Trevithick Houses. Previously the site was occupied by a large house known as St John's Farm, associated with College Lane and belonging to the St John's College, Cambridge. The flats were occupied by the displaced community from Euston. In the post Second World War period the significant contribution of social housing continued as well as smaller private developments, some of architectural significance (noted under Sub Areas). The bombed St Albans Villas in Highgate and St Albans Roads were replaced by public authority flats by Norman and Dawbarn about 1950. Large-scale redevelopment of the Victorian terraces in the north east corner of the conservation area was proposed in the 1960s by Camden Council. Stage 1 (Whittington Estate) of the scheme was built north of Raydon Street in the 1970s designed by Camden Architects Department. Stage 2 led to further new developments in Chester Road and Dartmouth Park Hill. However the wholesale redevelopment did not happen and in the end some of the Victorian terraces were kept, and remain in Camden Council ownership. The area has a remarkable mix of contemporary and 19th century architecture.

Spencer Rise

A street on the Conservative Land Society's estate designed for artisans, and like Chetwynd Road (east) the product of a variety of builders mostly dating to the 1870s. Nos 1a, 1b and 1c, are later (by Easum, 1885). These buildings are simpler than others in the conservation area, have less detailing and vary from terrace to terrace. However they all share common features such as the narrow plot widths, a set back from the road and many have a butterfly roof hidden behind a parapet which provides cohesion. The exception to this is the 1950s block linked to Churchill Road at nos. 50-90. From Dartmouth Park Hill the road is flat and then has a steep incline down to York Rise and on both sides of the street the buildings step down the hill. On the north side nos. 33-65 form a uniform terrace on flat land which contrasts but does not detract from the much shorter terraces to the west.

(Dartmouth Park Conservation Area Appraisal)



Aerial View Spencer Rise



View from 6 York Rise towards 1 Spencer Rise



View from 7 Spencer Rise towards 1 Spencer Rise



View from 13 Spencer Rise towards 1 Spencer Rise

3.0 Existing building

3.1 Front elevation

The front elevation is a two-storey brickwork facade from London stock bricks (same as the rear elevation). The rendered ground floor elevation, the stone work of the Architraves, window cills and the rendered parapet are white. There are no overly ornate elements.

Hidden behind the parapet is a butterfly roof.

All windows are white painted timber sash windows.

3.2 Rear elevation

The rear elevation is rendered white.

The main building shows the butterfly roof and the outrigger has got a mono pitched roof, clad with slate tiles.

Sash windows to the rear elevation include timber frames and stone sills, painted white.

A side infill with a pitched glass roof has been added to the ground floor at a later stage. A large glass doors, facing the garden have been added to the outrigger then.

The 'new' glass doors on the ground floor have timber frames.

3.3 Side elevation

The side elevation is, as is the rear elevation, rendered white.

3.4 Roof

The roof of the street facing main part of the building is a butterfly roof, hidden behind a parapet towards the street.

Both butterfly roof and the mono pitched roof of the outrigger are clad with slate tiles.

The mono - pitched side infill has a glass roof.

3.5 Interior

The application includes works to the first floor and the loft.



1 Spencer Rise

4.0 Policy

4.1 Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1):

In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.

Section 72(2):
In the exercise, with respect to any buildings or other land in a conservation area, of any (functions under or by virtue of) any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.2 National Planning Policy Framework (2012)

The National Planning Policy Framework sets out the government’s planning policies for England and how these should be applied, providing a framework within which locally-prepared plans for housing and other development can be produced. When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conversion is not devalued through the designation of areas that lack special interest.

Chapter 12 of the National Planning Policy Framework (NPPF) sets out the government’s policies relating to the conversion and enhancement of the historic environment and achieving well-designed places. The NPPF stresses that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance (paragraph 126). The guidance continues to place the assessment of the significance of heritage assets and the effect of development on this at the heart of planning for the historic environment.

Paragraph 127 states that developments should be sympathetic to local character, function well, and add to the overall quality of the area whilst being as a result of good architecture, layout and appropriate and effective landscaping, creating places that offer a high standard of amenity for existing and future users.

Chapter 12, paragraphs 189 - 192 emphasise the importance of understanding the significance of a heritage asset when considering development proposals. The delegated reports do not provide detailed assessment of the significance of the listed building and conservation area and the specific harm to these heritage assets. The Framework highlights the desirability of sustaining and enhancing the significance of heritage assets, and Paragraph 193 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets’s conservation.

Dartmouth Park Neighbourhood Forum Adopted Plan
Justification for Policy DC4:

3.36 A strong concern raised by residents during consultation, raising difficult design issues, relates to the wish to expand in situ as the only affordable way of staying in the area. In particular, residents of Spencer Rise signed a petition pointing out that: “There are many residents on this road who need the extra space that could affordably be provided through a loft conversion. At present many families are either overcrowded or forced to move out of the area.” Policy DC4 seeks to respond to those concerns by allowing appropriate small residential developments, while balancing those concerns against the desire by other residents in the Area (equally strongly stated) to protect the character of the Area and the amenity of neighbours. It also seeks to address the concern that such extensions may increase the number of larger, more expensive properties in the Area, while reducing the number of small, more affordable properties. Of course, such developments will also be required to satisfy the other policies in this Plan, including Policy DC2.

Camden Planning Policy Supplement:
Altering and extending your home, March 2019.

4. Roofs, terraces and balconies
General principles

4.1 Rooflights, additional storeys, dormers, mansards, terraces, balconies and other roof alterations are likely to be **acceptable** where:
There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Valley or butterfly roofs

4.9 On properties with a ‘valley’ or ‘butterfly’ roof where a mansard extension is considered acceptable in principle and in accordance with the guidance set out in paragraphs 4.1 and 4.2, then the rear v-shaped parapet should be retained. The new roof addition should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 5). In this context, it is usually more appropriate to introduce conservation-style roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

Camden Planning Guidance
CPG1

5.7 Additional storeys and roof alterations are likely to be **acceptable** where:
• There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;36
Camden Planning Guidance | **Design** | Roofs, terraces and balconies
5.8
• Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
• There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

5.0 Planning History

5.1 Applicants site

1 Spencer Rise
PE980o881 - The reconstruction of the two-storey half width rear extension to the same dimensions and materials as existing.

PE980o275 - Erection of single storey rear extension at rear ground floor level.

5.2 Neighbouring houses planning history

53 Spencer Rise
89o322o - The erection of a roof extension to provide two bedrooms and a single storey rear conservatory to the existing dwelling house as shown on drawing nos 65/89/o1&o2 65/89/o3 and 65/89/o4.as revised on 17.11.89.

55 Spencer Rise
CTP/D11/2o/11/23216 - Erection of an additional storey to provide two bedrooms

PE97oo618 - The erection of an extension to the side and rear of the existing rear addition. As shown on four unnumbered plans, indicating existing, proposed floor plans and elevations.

PE98oo257 - Erection of a rear side extension. (Plans submitted)

PE98oo257R1 - The erection of a single storey rear side extension. As shown on Drawing Numbers: Existing and proposed elevations and proposed floor plans.

57 Spencer Rise
2oo7/4644/P- Erection of a mansard roof extension with two front dormer windows to existing single dwelling house.

2o11/516o/P- Erection of single storey rear extension and rendering of existing two storey extension to dwelling house (Class C3).

2o13/334o/P - Submission of details as required by condition 2 (colour and texture of render) of planning permission dated 13/o1/2o12 (ref 2o11/516o/P), for the erection of a single storey rear extension and rendering of existing two storey extension to dwelling house (Class C3)

61 Spencer Rise
2oo5/4239/P - Erection of part single-storey, part 2-storey extension at rear of dwelling house (Class C3).

63 Spencer Rise
85o2o74 - Erection of a roof extension at second floor level including a bathroom above the existing two-storey rear extension as shown on drawing nos.JM/63/3A 4A and 5A and as revised on 21st February 1986.

PE98oo53o - Erection of a conservatory to the rear. (Plans submitted)

19/o348o/LB - Listed building consent for demolition of sunroom, erection of single-storey extension, deletion of door with installation of window and internal reconfiguration.

5.3 Granted conversions of butterfly roofs into mansard roofs
Spencer Rise:

18&2o Spencer Rise
2oo4/4225/P
The erection of mansard roof extensions to Nos. 18 and 2o Spencer Rise.
Reason(s):
The proposed development is in general accordance with the planning policy requirements of the adopted London Borough of Camden Unitary Development Plan 2oo0, with particular regard to policies EN1, EN13, EN19, EN24 and EN31. For a more detailed understanding of the reasons please refer to the officers report. (not accessible)

28 Spencer Rise
2oo7/4644/P
Erection of a mansard roof extension and alterations to the rear wing elevations at ground floor level to provide additional accommodation for the house (Use Class C3).

Reason(s) (Officer delegated report):
1) The existing building can be viewed as being part of a pair (being tied with No.3o Spencer Rise), and are currently in their original form (two stories with a parapet wall to the front and a butterfly valley to the rear at roof level. However, many of the other buildings on this side of Spencer Rise have had additional storeys built, with the closest being an almost identical property No.32 (a mansard roof was added following permission in 198o) and also at two other 2 storey properties downhill at Nos.2o & 18 (permitted in 2oo4). In this sense the principle of roof extensions in this street has already been set for 2 storey houses. In design terms, the extension to the existing roof extension is a very modest one that would sit comfortably with the adjoining higher flank wall belonging to No.26, and the overall house will still appear lower than adjoining and nearby higher 3 storey houses. Moreover, the height of the roof, the width, and the pitch would be identical to the mansard at No.32. Therefore this aspect of the proposal respects fully the character and appearance of the conservation area. Additionally, the windows (following discussions with the applicant and subsequent revised plans) are in line with those below and so a sense of unity and balance is established. The flat rather than sloping wall to the rear of the extension is not an ideal feature, different from the mansarded form at no.32, but it is well set back from the butterfly profile and so will not appear significantly bulky and does not seriously harm the appearance of the building nor character of the CA enough to warrant a refusal. The alterations to the dwelling at rear: it is considered that the raising of the roof and parapet wall of the existing single storey extension will establish a symmetry with the single storey extension of the adjoining property (No.3o) and as such would respect the character of the conservation area and improve the balance between the two properties at ground floor level. Replacing the existing window with a pair of French windows will actually serve to improve the appearance of the house. The length and width of the proposed windows will be in keeping with the fenestration on the parent property. Similarly the proposed bay window will lift the appearance of an otherwise plain flank wall. Consequently all aspects of the scheme accord fully with the relevant policies of the UDP 2oo6 listed above. 2) It is considered that the proposed roof extension would not have a detrimental effect upon amenities of either of the neighbouring properties (No.3o & 26

Spencer Rise). The proposed roof extension will abut the flank wall at No.26, and link up with the chimneystack. Therefore no loss of amenities in terms of privacy, daylight/sunlight or overbearing impact is possible. Equally, the proposed windows at rear will also not result in the loss of the amenities of the adjoining and facing neighbours. The French windows will face down the garden only towards a boundary line that is distinguished by a 2m high fence, and mature hedging and trees. Although the bay window will be close to the main window to the living room of No.26, by virtue of the high boundary wall and the existing habitable room window already facing this, it is considered that the new bay window will not create any overlooking issues to No.26.

Conclusion

The proposed development is considered acceptable in terms of its size, scale, design and materials and would not appear unduly prominent in this location. There would be no loss of amenity to neighbouring properties and the proposal is not considered to detract from the streetscene or character of the conservation area. The proposal complies with the policies listed above and is therefore recommended for approval.

59 Spencer Rise

2020/2910/P

Erection of mansard roof extension with dormer windows to front and rear

Reason(s) (Officer delegated report):

2.17. The proposal is considered to preserve the character and appearance of the Dartmouth Park Conservation Area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Officers are of the opinion that the proposal would preserve the appearance of the building and the character and appearance of this part of the South Hampstead Conservation Area. The following paragraphs shall go into more detail on why this is the case.

Amenity of neighbouring occupiers

3. Recommendation

3.1 Grant Conditional Planning Permission

57 Spencer Rise

2007/4644/P

Erection of a mansard roof extension with two front dormer windows to existing single dwelling house.

Reason(s) (Officer delegated report):

3. RELEVANT HISTORY

3.1 An application for a mansard extension at no. 47 was refused and its subsequent appeal dismissed in 1996. The erection of an additional floor at this location was considered detrimental to the appearance of the conservation area, as it was contrary to the Supplementary planning Guidance from that time, which indicated “mansards roof extensions are considered inappropriate on buildings less than three-storey high”. This proposal included a steep rear elevation and would not comply with the current Camden planning guidance either.

3.2 Mansard roof extensions were approved at nos.14 (2000) and16 (1989). More recently, planning permission has been granted for mansard extensions to nos. 27, 20 and 18 in 2004 and to no. 28 in 2007. All these properties are two-storey buildings. The justification for the approval of these extensions was based on the grounds that the proposals strictly complied with Camden planning guidance. It was considered that the principle of roof extensions was acceptable where the detailed design of the proposal is considered appropriate.

3.3 The adjoining mansard at no. 55 was built under permitted development in 1976, while the mansards of nos. 51 and 53 were granted permission in 1979 and 1989 respectively, before the area became a CA. All these three properties are two- storey high and of a very similar design to the application's property.

4.6 The properties to the rear, along Chetwynd Road, are located at a distance of over 20.0m from the application's property and therefore their privacy is unlikely to be significantly affected by the proposal. The proposed extension would protrude 1.2m above the existing front parapet, which would result in a marginal loss of light or outlook to the properties to the rear. Due to the location of the extension there would be no overlooking of adjoining habitable rooms and gardens of nos. 55 and 59.

4.7 While the proposed extension at no. 47 was refused in appeal in 1996, more recently, a number of other mansard extensions (nos. 14,18,20, 27 & 28) have been allowed in the area where the detailed design of the extensions is considered

appropriate. In this respect, the proposal has been amended to comply broadly with Camden Planning guidance and it now retains the “butterfly” roof form to the rear and incorporates a sloping rear roof in order to minimise its bulk and impact.

22 Spencer Rise

2008/1419/P

The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwellinghouse.

Reason(s) (Officer delegated report):

Mansard roof

The design of the mansard has been amended during the course of the application upon officer's advice.

The proposal mansard would have lower and upper slopes at the front and rear at angles of 68 and 53 degrees. The extension would be set behind the existing parapets and the Valley roof detail at the rear would be retained. Ideally there would be a more substantial gutter between the lower slope and the parapet but the neighbouring mansards appear to be of a similar design and it is not thought that a larger gutter would significantly affect the overall appearance in this case. The internal head height of the new attic room created would be 2.3m or higher over the majority of the floor space. The design is compliant with the guidelines contained in Section 41. Roofs and terraces of Camden Planning Guidance 2006. The mansard would be finished with artificial slate. The extension would include two glazed timber windows with dark grey aluminium finish in both the front and rear elevations. The windows would roughly relate to the arrangement and proportions of the windows on the lower floors and are considered to respect the character and style of the host property and the conservation area.

Spencer rise slopes upwards from the north east to the south west and the predominately Victorian terrace includes properties of varying architectural styles. The four two storey properties adjoining the application site to the west (numbers 20, 18, 16 and 14) all step down along the gradient of the hill and could be said to form a group as they are flanked by groups of 3 storey properties. Of this group, number 22 is the only property which had not had a mansard extension. Given this context combined with the appropriate proportions, materials and window detail of the mansard, it is considered that the extension would actually enhance the character and appearance of the terrace and the conservation area generally.

The mansard extension is compliant with policy and SPG and is therefore considered acceptable.

5.4 Granted conversions of butterfly roofs into mansard roofs in conservation areas in Camden

42 Albert Street

2010/6546/P

Replacement of existing non original roof with a mansard roof extension to include dormer windows to the front and rear elevations and roof light and alterations to existing ground floor rear extension of dwelling house (Class C3)

Reason(s) (Officer Delegated report):

Assessment

There are existing mansard roofs on adjacent and many other properties in the terrace. The principle of adding a mansard roof is considered acceptable in this location. The mansard has been designed to match the adjacent mansard (which is of some age) in terms of height, slope, window size and position. The mansard is to be covered in slate and the windows are timber double hung sashes with double glazing: a sample of the slate to be used is required by a condition attached to the listed building consent decision notice. In this location, with new windows, it is considered that double glazing is acceptable.

There is to be a conservation roof light in the rear slope of the mansard, this would not be visible from the public realm and would not cause harm to the character and appearance of the listed building or the Conservation Area.

Conservation and Design conclusion

This building retains much of its original fabric and features and was the home of the novelist, Beryl Bainbridge until her death last year. The approach taken by the applicants is a careful one retaining the original fabric. The works proposed are modest and will allow the building to be repaired and updated in a non-damaging way to suit the life of the new owners. As such the proposals are considered to meet the requirements of policies CS14, DP24 and DP25.

65 South Hill Park

2015/0129/P

Erection of ground floor rear extension, mansard roof extension and associated alterations.

Reason(s):

The proposed extensions are subordinate in scale to the host building and of an acceptable design by virtue of their size and materials, which would preserve the character and appearance of the building and the surrounding conservation area. Due to their size and location, they would not result in harm to the amenity of any adjoining residential occupiers in terms of loss of outlook, light, privacy or increased sense of enclosure.

Whilst the development will have some impact in terms of introducing contemporary elements to the building, such alterations are located at the rear and are not considered harmful to the character or appearance of the host building, the street scene or the South Hill Park Conservation Area due to their limited visibility.

8 Ryland Road

2016/0259/P

Erection of mansard roof extension

Reason(s):

Planning permission was previously refused for a mansard roof extension (2012/3020/P). Whilst the subsequent appeal was dismissed, the inspector accepted the mansard would have no significant presence within, or impact upon, the street scene. The inspector dismissed the appeal due to the impact of the mansard at the rear. The removal of any meaningful semblance of the butterfly roof was a significant issue.

This proposal would be set back behind the butterfly roof parapet. During the course of the application, the proposal has been significantly revised to set the mansard further back behind the front and rear parapet and the size and the position of the windows has been altered. Given the appeal decision, the retention of the butterfly roof profile and the subsequent amendments, the proposed mansard roof extension is considered acceptable. Overall, it is considered the proposed roof extension is sympathetic to the host building and will not be detrimental to the character and appearance of the Inkerman Conservation Area.

It is considered that the proposal would not harm the amenity of neighbouring residential occupiers by virtue of its position upon the roof.

62 Fleet Road

2019/5819/P

Erection of mansard roof extension.

Reason(s):

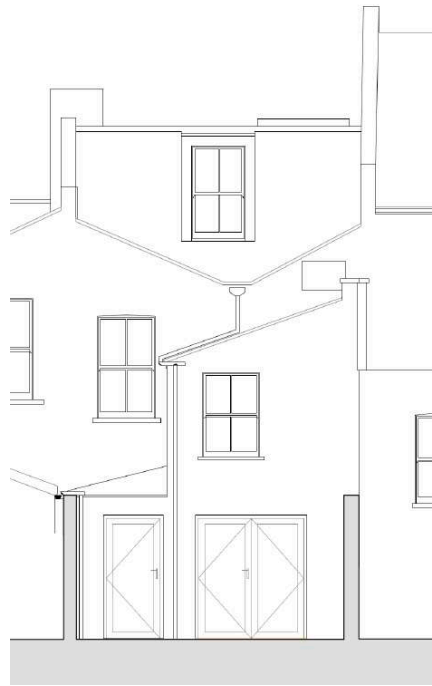
The proposed mansard roof extension would infill a gap between nos. 64 and 60 Fleet Road, therefore uniting this section of buildings. The existing front parapet would be lowered and corniced to match no.60 which would enhance the appearance of the building and wider terrace. The proposed mansard roof extension would have two front and rear dormer windows to align with the windows below. The windows would be timber sliding sash which would be sensitive to the context. The height of the flat topped mansard would be the same height as the adjacent mansards and would use materials that visually blend with the parent building. Overall the extension would be architecturally sympathetic to the age and character of the parent building and would not harm the character or appearance of the Mansfield Conservation Area.

Owing to the existing windows below, the proposed mansard roof extension with dormer windows will not cause any significant loss of privacy to neighbouring properties, or any other adverse amenity impact.

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 Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.



Proposed Front Elevation



Proposed Rear Elevation

6.0 Proposed works

The proposed works will include:

- .1 Addition of a mansard roof extension to match other mansard roof extensions on the street.
- .2 The extension does not create additional sense of enclosure to its neighbouring properties nor does it result in the loss of privacy to adjoining dwellings, partly because the direct neighbours to the left and opposite are one storey taller.
- .3 Two dormers with traditional sash windows, aligned to the existing windows below will be installed in the proposed mansard roof on the street elevation. A roof light will be added.

The design of the proposed extension is considered in keeping with the property.

The proposed development has been designed alongside relevant policies shown in section 4.0 of the Camden Planning Policy Supplement: Altering and extending your home, March 2019.

6.1 Use

No.1 Spencer Rise's existing and proposed use are that of a residential single dwelling (Use Class C3)

6.2 Amount

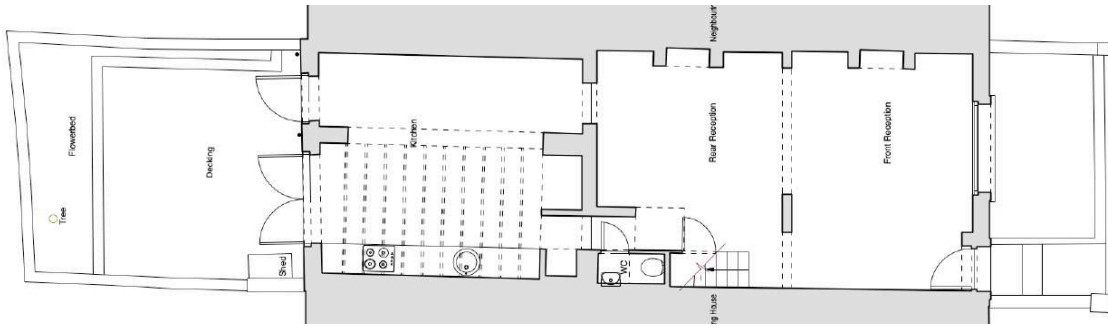
- .1 The application's site area is 114 sqm
- .2 The existing area of curtilage not covered by building is approximately 41.2 sqm
- .3 The proposed roof extension will not have an impact on the above mentioned areas.

6.3 Front elevation

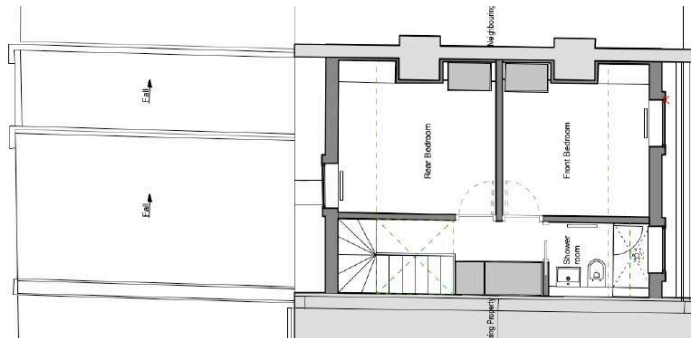
A new mansard roof will be erected behind the existing parapet, which will remain unaltered. This will minimise the change to the front elevation. The shape of the new roof will match the neighbours roof extensions and its detailing will match the existing building. 2no. dormers with traditional sash windows will be aligned to the existing windows below.

6.4 Rear elevation

Ground and first floor of the rear elevation remain unaltered. The sloped pitches of the exist building will not be touched and will therefore remain intact. The proposed mansard roof will be set back from the rear wall. The roof will be clad in slate to match the neighbours roof extensions. A dormer with a traditional sash window will be centred in the mansard.



Proposed Ground Floor Plan



Proposed Second Floor Plan

6.5 Ground floor plan

The ground floor will remain unchanged.

6.6 First floor plan

A stair will be inserted in the first floor in order to make the proposed loft accessible.

The existing ceilings will be lowered to provide usable room heights on both, first floor and proposed loft.

6.7 Second floor plan

The second floor will consist of a shower room and 2 no. bedrooms. A roof light, above the staircase and a parts of the landing will bring light into the staircase and the floor below.

6.8 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

6.9 Private Access

Access arrangements to the dwelling remain unchanged.

6.10 Design Process, Layout, Appearance and Scale

External

The proposed mansard roof extension, follows in volume and overall appearance other roof extensions in Spencer Rise. 1a-1c to the left are different in appearance. They have three storeys and pitched roofs rather than butterfly roofs. 1, 3& 5 are two storey terraces, without bays at the front. 9-13 Spencer Rise are again 3 storey terraces with butterfly roofs and bays. There is no uniform street line in this part of Spencer rise.

The mansard at the front will be set back from the existing parapet.

The rear elevation will retain the butterfly shape of the rear wall.

The structure of the mansard will, as recommended in the planning guidance, step back and therefore refer back to the original butterfly roof.

Summary

The most part of the front property will maintain its original appearance. The mansard roof extension will be behind a parapet and therefore not dominate the appearance.

7.0 Assessment of the proposal

The proposed development complies with current national and local policy. The proposed internal changes and ground floor extension increase the floor floor space by 25.5 sqm, and as such provides an improved and efficient internal layout. As a result, the proposed, alterations will increase the quality of life for the occupants and their overall sense of well-being.



8.0 Trevor Brown Architect Ltd

We specialise in the design of residential architecture including managing the construction process where we ensure our high quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client's taste and desire, with the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.



A selection of Trevor Brown Architects private house portfolio including Woodland Rise.