

Delegated Report		Analysis sheet		Expiry Date:		01/03/2022	
		N/A / attached		Consultation Expiry Date:		20/03/2022	
Officer				Application Number(s)			
Miriam Baptist				2022/0014/P			
Application Address				Drawing Numbers			
148 Gloucester Avenue London NW1 8JA				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of roof enclosure and associated works to roof.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					

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 notice displayed 23/02/2022 to 19/03/2022 and press notice from 24/02/2022 to 20/03/2022.</p> <p>No response from third parties were received.</p>					
Primrose Hill CAAC comments:	<p>The local Conservation Area Advisory Committee object on the following grounds:</p> <p>We note the grounds of our objection dated 01 September 2021 to the previous version of this application, 2021/3127/P, and we welcomed and support the Council's grounds for refusal of that application.</p> <p>We note now the modification of the current application by the removal of the previously proposed open covered roof garden.</p> <p>We advise that this change does not address our previous objections, which still stand. As we advised previously the proposal would still mean that 'The roof would become a visually intrusive, alien, and dominant feature where the purpose of planning guidance on roof extensions in the conservation area is that extensions should be subservient to the original main building. We note that 148 Gloucester Avenue is included in the Primrose Hill conservation area statement (current SPD), at PH19 which states 'For the reasons set out in policy PH18, roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable at the following properties: These proposals would substantially alter the shape and form of the roof.'</p> <p>Nor does this revision adequately address the Council's grounds for refusing the previous application.</p> <p>The new proposal would neither preserve nor enhance the character and appearance of the conservation area.</p>					

Site Description

The application site relates to a three storey terraced building with basement and mansard roof extension on Gloucester Avenue in close proximity to the junction with Regents Park Road. The building is occupied by a retail (Class E) unit at ground floor level with separate residential access to lower ground and upper floor flats. The surrounding area is characterised by commercial units at ground floor levels with residential accommodation on upper floors.

It is noted that there is an existing unauthorised structure at roof level made up of trellises, plywood sheathing and polycarbonate roof sheeting that appears to have been present for more than 4 years.

The building is not listed but is located within the Primrose Hill Conservation Area and is identified as a positive contributor within the Primrose Hill Conservation Area Statement.

Relevant History

2013/1038/P - Erection of a single storey rear extension to lower ground floor flat (Class C3) **Granted 20/06/2013**

2013/4935/P - Erection of a two-storey rear extension **Granted 25/11/2013**

2021/3127/P - Removal of existing trellises and construction of a roof enclosure and the erection of glazed balustrades at roof level to the front and rear elevations **Refused 25/11/2013**

Reason for refusal: *The development, by reason of its size, bulk, location, materials and detailed design, would be an incongruous and dominant addition which would harm the character and appearance of the host building, the wider terrace and the Primrose Hill conservation area contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden's Local Plan 2017.*

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

The Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Home Improvement 2021

CPG Amenity 2021

CPG Design 2021

Primrose Hill Conservation Area Statement 2000

Assessment

1 Proposal

1.1 The proposal seeks planning permission to erect a glass and timber clad enclosure and glass balustrades to create a roof terrace at roof level. The enclosure would measure approximately 2000mm at the highest point and would be 2780mm wide and 4500m deep on plan. The glass balustrades would measure 1100mm in height.

1.2 A previous related proposal was refused, ref 2021/3127/P on 29/10/2021. It is noted that in comparison the design has been reduced in terms of floor area, and in terms of height. The enclosure previously proposed was approximately 2300mm at the highest point, the full width of the property (approximately 4750mm) and 4500m deep on plan.

2 Assessment

2.1 The material considerations for this application are summarised as follows:

- Design and Conservation
- Amenity

2.2 Design and Conservation

2.2.1 The application site is within the Primrose Hill Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990

(as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The Primrose Hill Conservation Area Statement (2000) identifies No. 148 Gloucester Avenue as making a positive contribution to the character and appearance of the conservation area.

2.2.2 Local Plan Policies D1 (Design) 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. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2.3 CPG Design states roof additions are likely to be unacceptable '*where there is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene; Buildings which have a roofline that is exposed to important London wide and local views from public spaces; Buildings whose roof construction or form are unsuitable for roof additions; Buildings designed as a complete composition where its architectural style would be undermined by any addition at roof level; The impact on adjoining properties both in terms of bulk and design and amenity of neighbours would be detrimental, e.g. due to a loss of light from the additional height; Buildings that are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form and where the scale and proportions of the building would be overwhelmed by an additional extension/storeys*'.

2.3.4 The Primrose Hill Conservation Area Statement specifically identifies the application site as one where roof extensions and alterations that change the shape and form of the roof are unlikely to be acceptable (Guideline PH19). Guideline PH18 notes that roof extensions and alterations are unlikely to be acceptable if: it is considered detrimental to the form and character of the existing building, and the property forms part of a group or terrace which remains unimpaired at roof level. As none of the adjoining buildings have any similar development above their mansard roofs the proposed works would disrupt the strong and consistent building line at roof level and would harm the character and appearance of the roofscape. Allowing such a development at roof level within the terrace would cause material harm to the well-preserved, uniform appearance, of the existing roofscape. For these reasons the impact is considered harmful to the host building, the terrace to which it forms a part, and the Primrose Hill Conservation Area. It is noted that there is an existing unauthorised structure at roof level made up of trellises, plywood sheathing and polycarbonate roof sheeting that appears to have been present for more than 4 years. Whilst there is a benefit to the removal of this structure, the proposed replacement structure would nevertheless cause undue harm.

2.2.5 CPG Home improvements states that roof terraces '*should maintain the existing parapet height; Handrails and balustrades should be set back behind the line of the roof slope or parapet*'. In addition the guidance states roof terraces enclosed with glass balustrades '*could be appropriate for modern buildings with thin frames, or frameless; note they can generate sun reflection, are difficult to maintain, clean and do not support plants growth*'. The host property is not a modern building and therefore this proposed material is not appropriate. In order to address concerns raised in regard to previous application 2021/3127/P the timber trellis insitu would be reinstated in front of the glass balustrade to the front façade. However despite this measure to conceal the glass balustrade, the addition is still considered to add visual bulk to a roofline that should remain clear free of clutter in alignment and uniformity with adjacent properties.

2.2.6 The development would involve creating an enclosed structure at roof level that would be constructed with glass and timber cladding and the erection of glass balustrades at roof level. The development would be visible from the streetscene and from private views from surrounding properties. It is considered that the proposed development due to its design and materials would fail to integrate with the main building. The development would add visual clutter to the roof of the building and would appear incongruous in the context of both the parent building and surrounding conservation area. Such development has not been sympathetically designed to consider the character of the existing building or neighbouring buildings. As a result, the proposal is considered an incongruous addition resulting in

harm to the character and appearance of the host building, the wider terrace and the conservation area contrary to policy D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017.

2.2.7 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.

2.2.8 Local Plan policy D2, consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF 2019 which seeks to preserve and enhance heritage assets, states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

2.2.9 Given the assessment outlined above, it is considered that the proposals would result in 'less than substantial' harm to the character and appearance of the Conservation Area. The proposed scheme would not provide any public benefit. Thus the harm caused as a result of the development outweighs this lack of public benefit, so that the proposal is considered to be contrary to Section 16 of the NPPF which seeks to preserve heritage assets. The application is recommended for refusal on this basis.

2.3 Amenity

2.3.1 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.

2.3.2 Due to the location and size of the development it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or loss of privacy.

2.3.3 The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

3 Recommendation

3.1 Refuse Planning Permission