

Delegated Report		Analysis sheet		Expiry Date:	14/02/2022
		N/A		Consultation Expiry Date:	26/02/2022
Officer			Application Number(s)		
Ewan Campbell			2021/6186/P		
Application Address			Drawing Numbers		
106 Torriano Avenue London NW5 2SD			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a single storey first floor rear extension with side door to the existing terrace and enlargement of the existing roof extension to accommodate a staircase including alteration to the pitch of the front part of roof extension					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	07	No. of objections	07
Neighbour Consultation		<p>A site notice was put up on 02/02/2022 and expired on the 26/02/2022.</p> <p>Seven objections. Concerns include:</p> <ul style="list-style-type: none"> - No party wall agreement sent to neighbour - Significant work will cause disruption to neighbours - Proposal would not be discreet and be a lot larger - Scale of roof extension should be reduced - Reason that this is to accommodate existing living space is not true as there is already generous space - Increase noise levels - Overlooking issues <p><i>Officer comments: Whilst issues of construction, party wall agreements and increase noise are either without evidence or not material planning considerations, issues relating to design, scale, impact on character and amenity as discussed are covered within section 3.</i></p>			

Site Description

The site on Torriano Avenue is a four storey town house in close proximity to Charlton King's Road to the north and Leighton Road to the south. This part of Torriano Avenue contains properties of similar architectural styles and age with alterations at ground and first floor levels. The area also has a number of ground floor commercial uses.

The site is identified in Camden's Local list as being a non-designated heritage asset. The description states that the row of terrace properties have architectural and townscape significance:

"Terrace of 6 mid 19th century houses, visually linked into pairs with pediments above central bays and slight recesses to entrance door bays, sitting behind shallow front gardens. Chimney stacks with pots visible on party wall. Fine detailing includes timber sliding sash windows, iron balconies at first floor level. Well preserved and high quality group contributes to the local townscape".

Relevant History

Relevant planning history on the application site:

106 Torriano Avenue

2005/3308/P - Erection of roof extension and installation of double doors in place of single door to rear first floor terrace of upper floor maisonette. – Granted (03/10/2005)

2021/6182/P - Erection of a single storey first floor rear extension with side door to existing roof terrace – Granted (24/03/2022)

2021/6183/P – Erection of a single storey first floor rear extension with side door to the existing terrace and enlargement of the existing roof extension to accommodate a staircase - Refused (03/05/2022)

2021/3758/PRE- Pre-application advice for rear and roof extensions issued 13.10.21

Development at other nearby properties

110 Torriano Avenue-

P9600959R1 - Conversion of flats back to a single family dwelling and erection of new rear extensions at ground and second floors. As shown on drawing nos. 9766/01, 02B. – Granted

104 Torriano Avenue-

2004/2937/P – Erection of a single storey rear extension – Granted

108 Torriano Avenue-

2018/3570/P - Erection of ground floor rear extension with roof terrace and screening above to replace existing rear addition, and erection of first floor rear closet wing to replace existing wider one, plus elevational changes to rear – Granted

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy D2 Heritage

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy CC1 Climate Change Mitigation

Policy CC2 Adapting to Climate Change
Policy CC3 Water and flooding

Kentish Town Neighbourhood Plan 2016

Policy D3: Design Principles
Policy D4: Non Designated Heritage Assets
Policy CC1: Pre-application Consultation
Policy G03: Biodiverse Habitats

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)
CPG Trees (March 2019)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Erect a first floor rear extension measuring 4.8m and 2.2m in width and 2.9m in height. The extension would be finished in white render and includes a window and door to the side elevation and window to the rear. This element is identical to the recently refused application ref 2021/6183/P.
- Extend the roof extension to full width in one section at the rear to accommodate a new stair design. The extension measures 2.7m in depth, 2.0m in width and a height at the eaves of 1.4m and a maximum height of 1.6m. This element is identical to the recently refused application ref 2021/6183/P. The new scheme also alters the front part of the roof extension so that its roof pitch is raised to increase internal space and match the roof angle of the other rear part of the extension to accommodate the required internal ceiling height.

2. CONSIDERATIONS

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

- Design and Heritage
- Amenity

3. ASSESSMENT

Design and Heritage

3.1.1. The 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.

3.1.2. As with the previously approved application on site (2021/6182/P) (and recently refused application 2021/6183/P), the proposal for a first floor rear extension is considered acceptable in terms of scale and bulk. There are a number of rear additions on the first floor which are of a similar scale and design rendered in white with a flat roof design. It is considered that the addition would not harm the appearance of the host building or character of the area as first floor rear additions form part of the character of this row of properties along this part of the street. As advised at pre-application stage, the design has incorporated the insertion of a small window to break up a blank rear elevation, which is

welcomed.

- 3.1.3. The materials of powder coated aluminium and white render for the extension is in keeping with the extensions adjacent and so can be considered acceptable.
- 3.1.4. In terms of enlarging the existing roof extension, the site already benefits from a large unusual metal-clad roof extension which is not considered to positively contribute to the character of the site or area. Having reviewed the proposed plans as part of the approved scheme (2005/3308/P), the floor plans demonstrate the roof extension has not been built in accordance with the approved plans (see Appendix 1). The previous scheme was stepped and had a smaller glazing element, whereas what has been built is a complete infill significantly increasing the scale and bulk to the roof. Furthermore there is no annotation on the approved drawings that the roof area would be used as a roof terrace.
- 3.1.5. Whilst the unauthorised roof extension was completed in 2006 and therefore is immune from enforcement action, the existing roof extension represents a harmful addition to the property. It is considered that adding more bulk and massing to the roof in this piecemeal fashion, which will be able to be seen from neighbouring rear gardens in both Torriano Avenue and Charlton King's Road to the rear, is not appropriate for this location. It would be considered incongruous in location, bulk and design and harmful to the appearance of the building. It would also be considered harmful to the character and appearance of the streetscene as the roof extension would become more prominent in longer views from the street. The recently refused application ref 2021/6183/P was considered unacceptable solely for this reason.
- 3.1.6. Furthermore the alteration of the angle of the roof to the front is also of significant concern. This part of the extension is currently visible from the street and therefore in an extremely prominent position. The extension has been built so as to respect the existing angle of the pediments linking the terraced properties together. However the proposal would alter this roof pitch so that the roof extension would be at a different angle to the pediment, harming this symmetry, and would appear even more prominent and very bulky from the street. This would negatively detract from the character of the local non-designated heritage asset and appear bulky and incongruous in the context of the wider terrace, even more so than the previously refused scheme ref 2021/6183/P.
- 3.1.7. The local designated list also specifically mentions the well-preserved nature of the site and neighbouring properties as well as the pediments above central bays. Adding more bulk and altering the roof form in this unusual manner would cause harm to the character of the property. As the property is a non-designated heritage asset, any harm would need to be balanced against public benefit. As this is a residential property there is no public benefit from this addition.
- 3.1.8. Thus it is considered that the extension to the existing roof extension adds additional bulk to the roof form that is considered unsympathetic and prominent within the roof and would be considered unacceptable.

Amenity

- 3.1.9. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.
- 3.1.10. In terms of amenity, the rear extension is on the shared boundary of no. 108. While the extension extends 4.8m in depth and 2.9m in height, the rear terrace is significantly stepped down compared with the terrace at no.108 and also there is a 1.7m

high timber screen fence along this whole boundary. This means the extension only appears 1.7m in height along the boundary to match the existing fencing, thus there will be no impact on outlook or daylight to neighbours.

3.1.11. The enlargement of the roof extension and the alteration of the roof angle, due to its location at roof level, also does not cause any amenity impact in terms of loss of privacy, outlook or light.

3.1.12. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reason:

The proposed roof extension and alteration, by virtue of its location, design, bulk and massing, would result in an incongruous and dominant addition to the existing building, which would cause harm to the character and appearance of the locally listed building, local roofscape and streetscene, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and Policies D3 and D4 of the Kentish Town Neighbourhood Plan 2016.