

Delegated Report		Analysis sheet		Expiry Date: 24/05/2022	
		N/A		Consultation Expiry Date: 05/06/2022	
Officer			Application Number(s)		
Ewan Campbell			2022/1323/P		
Application Address			Drawing Numbers		
Flat C 66 Priory Road London Camden NW6 3RE			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of first floor side/rear mansard 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	00	No. of objections	00
Neighbour Consultation		A site notice was put up on 12/05/2022 expired on the 05/06/2022 and an advert was placed in the local press on 06/05/2022 and expired on 30/05/2022. No objections or comments have been made from neighbours			
Combined Residents Associations of South Hampstead (CRASH)		An objection was raised by CRASH. Concerns include: <ul style="list-style-type: none"> - Essentially a redesign of 2021/5344/P – objection was withdrawn after major amendments and the first floor extension was removed - Question how subservient or sympathetic the proposal is as claimed. <i>Officer Comment: comments from CRASH are noted and all remain material considerations. These are discussed in section 3.</i>			
Site Description					

The application site, 66 Priory Road, contains a three-storey semi-detached dwellinghouse consisting of four flats (Class C3) situated on the eastern side of Priory Road.

The area is characterised by residential properties. The site is located in the South Hampstead Conservation Area and, while not listed, the building on the site is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

Relevant History

Application site

2021/5344/P - Two storey side and rear infill extension, changes to and creation of new windows and doors, enlargement of garden terrace. (Granted 23/02/2022)

64 Priory Road

2014/4950/P - Erection of a single storey first floor rear infill extension and conversion of existing upper ground floor rear window to doors with Juliet balcony to existing flat (class C3). (Granted 25/09/2014)

68 Priory Road

2019/1218/P - Erection of single storey side extension to existing lower ground floor flat (class C3) onto side passage. (Granted 01/07/2019)

2021/2533/P - Single storey side extension at lower ground floor level (Granted 09/03/2022)

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

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)

CPG Biodiversity (March 2018)

CPG Amenity (January 2021)

South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area) Character Appraisal and Management Strategy (2011)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Roof top mansard extension finished with zinc cladding
- Powder coated aluminium windows

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 application site is within the South Hampstead 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 South Hampstead Conservation Area (Formerly known as Swiss Cottage Conservation Area) Character Appraisal and Management Strategy (SHCACAMS) identifies No. 66 Priory Road as making a positive contribution to the character and appearance of the conservation area.
- 3.1.2. 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.
- 3.1.3. There is an existing permission on site (2021/5433/P) which was approved in February 2022 for a two storey side/rear extension. Within this application officers and the planning agent amended the original scheme to reduce the extension to two stories. It was referenced that planning permission at no. 64 under ref. 2014/4950/P, which was subject to pre-application advice and negotiation through this process and the formal submission, represents the maximum achievable.
- 3.1.4. The buildings on Priory Road, whilst altered at the back provide a positive contribution to the Conservation Area. The large properties, which have mostly been converted into flats, have a distinct design feature to the rear with the rear projection set in from the side, creating a space. Whilst development has infilled this along the street, the subordinate nature of the proposals that have come forward have meant this has still been maintained which is demonstrated in application reference 2014/4950/P. The proposed mansard roof extension appears significantly bulky within the context of the host building and fails to match up with the existing roof extension to the rear.
- 3.1.5. The SHCACAMS specifically warns that roof extensions, due to intensified residential use, can be damaging to the character of the area where they do not consider the design of the original building including the traditional roof form. This advice is also reflected in the Home Improvements CPG which lists considerations that can provide a successful roof extension as overall roof form of existing building and adjoining building and the

pattern of development.

3.1.6. In conjunction with this the roof design is significantly incongruous within the context of the site and area. At the level proposed it appears awkward and piecemeal, failing to be sympathetic to the host building which benefits from shallow hipped, tiled roofs and adversely impacts upon the strong character of the roof form. The windows adjacent are symmetrically located and the zinc clad mansard adjacent would not reflect the prevailing pattern of design and development. Whilst this is located to the rear the extension will still be viewed from gardens and buildings along Aberdare and Greencroft Gardens.

3.1.7. In terms of materials, whilst normal for a mansard extension, they appear at odds at this level with the building's material palette. Zinc roofs normally occupy the top of a flat roof building, however in this case the host building has a tiled roof, therefore making zinc an incongruous addition and material.

Amenity

3.1.8. 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.

3.1.9. In terms of amenity, the extension is set back from the rear building line and therefore issues of outlook, increased sense of enclosure or loss of daylight and sunlight are not considered significant. Because it is in this position no.64 will not be impacted at all and no.68 would only be able to view the extension obliquely.

3.1.10. In relation to privacy, the nearest window, of no.68 is shown to be obscure glazed and approximately 3.5m away from the roof extension. The roof extension would accommodate a kitchen space and habitable room. However because the window is obscure glazed the impact in relation to privacy and overlooking are not considered significant and loss of privacy or overlooking would be minimal. .

3.1.11. 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 mansard roof extension, by virtue of its location, design, bulk and materiality, would result in an incongruous and awkward addition to the existing building. This addition would cause harm to the character and appearance of South Hampstead Conservation Area and local roofscape, contrary to Policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.