

<b>Delegated Report (Refusal)</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/09/2021
	N/A / attached		<b>Consultation Expiry Date:</b>	26/09/2021
<b>Officer</b>		<b>Application Number(s)</b>		
Adam Greenhalgh		2022/2815/P		
<b>Application Address</b>		<b>Drawing Numbers</b>		
12 Willes Road London NW5 3DS		See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Addition of a flat roofed extension on the existing roof to form an additional storey with a balcony in front.				
<b>Recommendation(s):</b>	Refuse planning permission			
<b>Application Type:</b>	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. of responses	4	No. of objections	03	No. of supports	01

**Summary of  
consultation  
responses:**

Site notices were displayed on 10/08/2022. The statutory consultation period for these expired on 03/09/2022. A Press Ad was published on 11/08/2022, with expiry on 04/09/2022.

3 letters of objection were received.

Objections raised related to:

- Noise from front facing balcony
- Loss of light
- Harm to appearance of Conservation Area; harm to roofscape
- Overlooking
- Noise during construction

1 letter of support received. In planning terms, the letter states that the proposal would match several (9) other similar schemes in Willes Road and that it would comply with all planning requirements.

## Site Description

12 Willes Road is a two storey mid-terrace house. It has a V-shaped valley roof behind a front parapet wall and a two storey rear outrigger and single storey rear/side 'infill' conservatory. It is located on the eastern side of Willes Road within a terrace of 4 similar houses with V-shape roofs behind parapet walls, and there is a further group of similar houses (3) to the south. The site lies in the Inkerman Conservation Area. The Inkerman Conservation Area Statement (2001) notes that the area comprises 'slate rooflines of the butterfly form with a central gutter running from front to back, concealed at the front behind strong linear stuccoed parapets with bold cornices'. The application property (and those within the terrace, 8 – 14) are noted as being positive contributors in the Inkerman Conservation Area Statement.

## Relevant History

#### 12 Willes Road:

2021/3498/P - Addition of a flat roofed extension on the existing roof to form an additional storey with a balcony in front – refused 13/10/2021

*Reason for refusal: The proposed roof extension, by way of its size, siting, design and appearance, would detract from the character and appearance of the building, the pair of which it forms part (with no. 14), the uniformity and architectural composition of this part of Willes Road and the wider Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017, policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016), the London Plan 2021 and the NPPF 2021.*

2015/0931/P - Erection of single storey ground floor rear infill extension and single storey first floor rear extension – granted 14/04/2015

#### 4 Willes Road:

2012/1929/P - Erection of roof extension with roof terrace at front to provide additional accommodation for dwellinghouse (Class C3) – refused 01/06/2012 - appeal dismissed 31/10/2012

## Relevant policies

### National Planning Policy Framework 2021

### The London Plan 2021

### The Camden Local Plan 2017

Policy A1 (Managing the impact of development)

Policy D1 (Design)

Policy D2 (Heritage)

### Camden Planning Guidance

CPG Design (2021) - S.2 Design Excellence; S.3 Heritage

CPG Amenity (2021) – S.2 Overlooking, privacy and outlook; 3. Daylight and Sunlight

CPG Home Improvements (2021) – Roof Extensions – Dormer, New Roof Level, Balconies

### Inkerman Conservation Area Statement (2001)

## Assessment

### 1.0 Proposal

1.1 The proposal is for a full width, 4.9m deep flat roofed extension at roof level, to create a second storey ensuite bedroom. The extension would be set back 2.5m from the front of the building (depending where this is measured from) and bi-folding doors would be formed in the front elevation of the extension to give access to a full width, 2.25m deep terrace. The extension would be 2.665m – 2.78m in height and it would set back 1m from the main rear elevation of the building with one window being formed in the rear elevation. The depth would be 4.9m. It would have a slate tiled finish to the front and matching materials to the rear and it would involve an increase in the height of the party wall/chimney on the boundary with 14 Willes Road.

1.2 The main differences between the current application and the previously, refused application (2021/3498/P) which had the same description, are that the extension is set back further from the front of the building (previously 1.5m, now 2.5m) and it is also set back from the rear elevation. Previously it was flush at the rear, now it would be set back 1m from the main rear elevation. The depth of the extension was previously 7.05m. Now it is 4.9m.

### 2.0 Assessment

2.1 The main considerations associated with the application are:

- Design and Conservation
- Impact on amenity

### 2.2 Design and Conservation

2.3 Notwithstanding the amendments which have been undertaken to the previously refused scheme (2021/3498/P), the proposed roof extension, by way of its size, siting, design and appearance, would still detract from the architectural merits of the building and the character and appearance of the Conservation Area.

2.4 There are no other roof extensions in the terrace which has its original V-shaped roofs on the main buildings intact. The Home Improvements CPG notes that unbroken rooflines in Conservation Areas hold heritage value. In principle, the proposal would impair the unbroken roofline of the terrace. All the

buildings in the terrace, nos. 8 – 14, are noted as being ‘positive contributors’ in the Inkerman Conservation Area Statement.

2.5 Guidance note Ink25 of the Inkerman Conservation Area Statement states ‘Mansard additions and other forms of roof extension, which fundamentally change the roof form, are uncharacteristic of the Conservation Area.

2.6 The proposed roof extension would be unacceptable in principle, because it would result in the loss of the traditional V-shaped roof and the interrupt the uniformity of the architecture and appearance of the terrace (at the front and the rear). It would be unacceptable because it would fail to respect the heritage of the building and would harm the architectural character of the building and the form and composition of the terrace.

2.7 It is acknowledged that the extension would be set back from the main front and rear elevations of the building. However, it would still be visible from properties on all sides of the site. It would be visible in longer range views of the site from surrounding streets (for example, Willes Road north and south and Anglers Lane, south). As such, it would harm the townscape and heritage value of the unbroken group of valley roofed buildings in the Conservation Area.

2.8 The proposed second floor plan indicates a terrace extending to the front parapet wall. The use of this space as a terrace would be likely to result in activity and installations which would be harmful to the appearance of the roofscape and the Conservation Area. The effects on the prominence of the distinctive parapet wall on the terrace and the proposal to raise the party wall/chimney on the boundary with no. 14 Willes Road would also be contrary to guidance note Ink 28 which states ‘The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimneystacks and pots will be encouraged’.

2.9 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.

#### Impact on amenity

2.10 Policy A1 (Managing the impact of development) of the Camden Local Plan seeks to ensure that the existing residential amenities of neighbouring properties are protected, particularly with regard to privacy, outlook, sunlight, daylight and overshadowing, noise and vibration levels.

2.11 One of the letters of objection which has been received refers to the prospect of overlooking at the front. However the properties which would be within view are on the other side of Willes Road and they are of a commercial nature. There are no private residential rooms or gardens which would be unduly overlooked at the front.

2.12 One of the letters of objection refers to a loss of light. However, set back from the main rear elevation of the building and adding a maximum of approximately 2.4m in height to the V-shaped roof at the rear, the proposal would not result in any undue overshadowing or overbearing effects on any rooms, terraces or gardens at any adjoining sites.

2.13 Similarly due to the size, siting and design, there should be no undue loss of outlook, aspect or unacceptable sense of enclosure for any neighbouring occupiers.

2.14 The new roof-top terrace in front of the proposed en-suite bedroom, would be unlikely to result in a level or scale of use which would give rise to undue noise or disturbance for surrounding occupiers. The issue of noise during construction is not a matter which can constitute a reason for refusal of

planning permission and for a development of this size, it would be a matter for environmental health legislation if there was significant nuisance.

2.15 In summary, the proposed development would not result in any undue loss of amenity for any surrounding occupiers.

### **3.0 Recommendation**

#### **3.1 Refuse planning permission**

3.2 The proposed roof extension, by way of its size, siting, design and appearance, would detract from the heritage of the building, the uniformity and architectural composition of the terrace and the character and appearance of the Conservation Area. The proposal is therefore contrary to policies D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017, policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016), the London Plan 2021 and the NPPF 2021.