

|   |                            |  |                                     |    |                   |    |
|---|----------------------------|--|-------------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   | <b>Analysis sheet</b>      |  | <b>Expiry Date:</b>                 |    | 12/10/2022        |    |
|   | N/A                        |  | <b>Consultation Expiry Date:</b>    |    | 05/11/2022        |    |
| <b>Officer</b>  |                            |  | <b>Application Number(s)</b>        |    |                   |    |
| Obote Hope  |                            |  | 2022/3523/P                         |    |                   |    |
| <b>Application Address</b>  |                            |  | <b>Drawing Numbers</b>              |    |                   |    |
| 197 Prince of Wales Road<br>London<br>NW5 3QB                           |                            |  | See decision                        |    |                   |    |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>  | <b>Authorised Officer Signature</b> |    |                   |    |
|   |                            |  |                                     |    |                   |    |
| <b>Proposal(s)</b>  |                            |  |                                     |    |                   |    |
| Erection of mansard roof extension with dormer windows to front & rear. |                            |  |                                     |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Refuse planning permission   |                                     |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission   |                                     |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>                               |                            | Refer to Draft Decision Notice   |                                     |    |                   |    |
| <b>Informatives:</b>  |                            |  |                                     |    |                   |    |
| <b>Consultations</b>  |                            |  |                                     |    |                   |    |
| <b>Adjoining Occupiers:</b>   | No. notified               | 0  | No. of responses                    | 00 | No. of objections | 00 |
|   |                            |  | No. electronic                      | 00 |                   |    |
| <b>Summary of consultation responses:</b>                               |                            | Site notice was displayed on 12/10/2022 to 05/11/2022<br>No responses received |                                     |    |                   |    |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small>   |                            | The site is not located within a conservation area.                            |                                     |    |                   |    |

## Site Description

The site comprises a 3-storey plus basement residential property. The building is located on the south side of Prince of Wales Road, near the junction with Haverstock Hill and opposite the junction with Queens Crescent. The south side of the road is characterised by 19<sup>th</sup> Century, 3-storey plus basement terraced residential properties. The site does not lie within a conservation area.

The host building sits within a terrace (nos. 169-199) identified as a Non-Designated Heritage Asset with architectural and townscape significance (Camden's Local List, January 2015). It states:

Terrace of 16 mid-19th century houses set behind large front gardens, of identical form to the listed group at 131-149 Prince of Wales Road with stucco architrave and bracketed cornice to windows, decorative iron railings to first floor balconies, which also forms a verandah to first floor. Part of the parapet cornice is missing as are most of the original iron railings to the ground floor windows. This group continues the high quality townscape edge provided by its neighbours to east and west.

While it is noted that the houses (including the application site) forming the western end of the terrace depart from this description in regard to their detailing (namely lack of balconies and presence of ground floor bay windows) they are united by the style and rhythm of windows and strong clear parapet line making up a cohesive grouping.

The existing roof consist of a flat parapet which conceals the existing roofline to the front and rear.

## Relevant History

None for application site

### Wider area

2015/0766/P – No 177: Erection of mansard roof extension with dormer windows to front & rear. Refused and dismissed on Appeal (APP/X5210/W/15/3103305) dated 23 December 2015.

2010/4000/P – nos. 75: Erection of mansard roof extension to provide one two-bedroom residential unit (Class C3) at third floor level. Refused and dismissed on Appeal (APP/X5210/A/10/2139465) dated 07/02/2011.

2012/5566/P – nos. 159-167: Erection of new terraced building comprising basement, ground, first, second and mansard floors plus single storey rear extensions to comprise 19 self-contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage. Refused planning permission dated 27/02/2013.

G10/22/4/9941 – nos. 199: The conversion to provide 3 self-contained flats and 1 self-contained unicerette; the provision of a roof extension and enlargement of the rear addition. Granted planning permission dated 19/02/1971.

2013/3474/P - no. 51: Erection of mansard roof extension with new dormer windows to front elevation (facing Prince of Wales Road) and side elevation, and the enlargement of existing window to side elevation at first floor level, all in connection with existing top floor flat. Granted planning permission dated 16/12/2013.

2013/1305/P - no. 29: Erection of a mansard roof extension to existing dwelling house (Class C3). Granted planning permission dated 01/05/2013.

## Relevant policies

### National Planning Policy Framework (2021)

### London Plan (2021)

### Camden's Local Plan (2017)

Policy G1 Delivery and location of growth

Policy A1 Managing the impact of development

Policy D1 Design

### Supplementary Guidance

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Home Improvements (January 2021)

## Assessment

1.0 Planning permission is sought for the erection of a mansard roof extension measuring 7.9m in depth, 3.1m in height and 4.5m in width. The mansard roof extension would include the installation of a 2 x front dormers measuring 1.1m in width, 0.5m in depth. Whilst the rear dormer extension would measure approximately 1.7m in height, 0.6m in depth and 3.6m in width.

2.0 The main issues are:

- design and impact on the host building and the wider street scene
- amenity and the impact on the adjoining occupiers

### 3.0 Wider context

3.1 The host building forms part of a terrace with distinct parapets and valley roofs with a mostly unbroken roofline. The exception being at the far end of the terrace at no. 199 which has a roof extension permitted in 1971. However, this permission significantly predates current policies and guidance and is an isolated example in this terrace which otherwise appears to have a basically unaltered roofscape, characterised by strong parapet cornice lines and storey heights.

3.2 Two further exceptions should also be noted further to the east, nos. 51 and 29. However, no. 51 is part of two properties facing Prince of Wales Road which are only 2-storeys high and are subservient in height both to the railway viaduct immediately on the left and the higher 3-storey building at no. 49 to the right. Hence, the extension is much less prominent, not visible from the west, is not out of keeping with the property it adjoins and is part of an entirely different street scene as compared to the application site at no. 197.

3.3 The roof extension at no. 29 was considered appropriate as there were already a number of roof extensions within close proximity (e.g. nos. 27, 25 and 33 -41), there is an established form of roof extensions in the area of which the proposals were in keeping, the extension is sufficiently set back from the front butterfly roof, and the size & scale respects the architectural style and appearance of the host building.

3.3 It should also be noted that the north side of the road has a different characteristic with a variety of more modern and higher blocks of flats which is very different from the south side with its' uniform terraces, distinct parapets and storey heights.

#### 4.0 Relevant policies

4.1 Local Plan Policy D1 (Design) requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area.

4.2 Camden's Design Guidance indicates that proposals should have regard to the scale, form and massing of neighbouring buildings and respect and preserve the historic pattern where it exists.

4.3 CPG 'Home Improvements' recommends that roof extensions should consider the following:

- The existing roof form and any previous extensions to it;
- The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;
- The pattern of development of neighbouring buildings to include historic extensions and new types of development;
- Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.

4.4 While the guidance acknowledges that not every roofline is of value that requires preservation, in this instance, the terrace is identified as a non-heritage asset and its consistent form and harmonious detail is worth preservation as it adds value to the streetscene as a whole.

#### 5.0 Design and Appearance

5.1 The terrace is characterised by an unbroken run of roofs with distinctive front parapets. There is only one example in the terrace where this original feature has been lost. While not in a conservation area the host building and wider terrace (nos. 169-199) is identified as a Non-Designated Heritage Asset due to its architectural and townscape significance (Camden's Local List, January 2015). The predominantly unaltered roofscape is a key contributor to the character and appearance of the non-designated heritage asset.

5.2 The host building is located on the south side of Prince of Wales Road which is characterised by uniform rows of traditional terrace properties with parapet roofs. And whilst there are alterations and extension to some of these properties the works are predominantly to the rear and not at roof level. The only exception to this is the roof extension to No. 199 at the far western end of the terrace adjacent to the application site.

5.3 Paragraph 203 of the NPPF states that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5.4 The proposed mansard roof extension would cumulatively with the existing extension at No. 199, represent an encroachment eroding the otherwise unbroken composition of the roof line by projecting above the existing front and rear parapets and would be prominent and visible from both front and rear views. In particular the presence of the extension protruding above the parapet would undermine the visual function of the parapet as a clean termination at the skyline to the terrace. The appearance of the mansard, while of traditional design in its front elevation would contrast with the unconventional style of that at No. 199 further distracting from the otherwise harmonious appearance presented by the non-designated heritage asset as a whole and consequently result in significant harm to its visual integrity.

- 5.5 Policy D1 of the Local Plan states that the Council will consider whether any proposed extension would respect the character, setting, context, form and scale of neighbouring buildings. Camden Planning Guidance (CPG - Design) states that a roof alteration or addition is likely to be unacceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design. The proposed mansard roof extension would be clearly visible from both long and short views from along Prince of Wales Road rising above the rooflines in the street scene running east which are otherwise exceptionally unimpaired.
- 5.6 Furthermore, the detailed design of the rear dormer is also considered to be poor with regard to its size measuring 3.6m in width and considering the mansard roof would be 4.9m wide, would contrast unsympathetically with the existing roof of the original dwelling. The design would appear out of alignment with the regular and repeating pattern of windows at first and second floors. In addition, the design which includes a series of 5 x windows openings that would detract further from character of the building and the wider group of which it forms part of.
- 5.7 As such, it is considered that the roofscape is undermined by the prominent mansard roof extension and incongruous dormer to the rear and in conjunction with the neighbouring extension, would be seen as overly bulky and incongruous additions to the terrace as a whole. The proposed development would result in sufficient visual impact to significantly harm the defining elements which have contributed to the identification of this terrace as a non-designated heritage asset. The proposal would detract from the uniformity of this terrace harming the character of the street scene contrary to policy D1 of the Local Plan 2017.
- 5.8 In the Design and Access Statement there are references to other recent similar style loft conversions on Queens Crescent particularly no's 39 and 62-64. However, no 39 is not considered to be a non-designated heritage assets and most importantly, there are a number of mansard roofs along Queens Crescent and the roofline is therefore not unimpaired. With regards to no 62-64 Queens Crescent again there are a number of existing roof additions on this terrace and further development of a similar form is not considered to cause harm to the character of the building or wider area. Thus, the roof extensions were considered to be in general accordance with Local Plan Policy D1.
- 5.9 The wider terrace that is identified as being a heritage asset and the adjacent terraces on the south side of Prince of Wales Road are distinct in having particularly unimpaired rooflines. The Development Plan in identifying such non-heritage assets seeks to conserve Camden's heritage and this is in line with the National Planning Policy Framework (NPPF), of which a core planning principle is the conservation of non-heritage assets. Notwithstanding this, The Framework also states that it is proper to seek to promote or reinforce local distinctiveness (para 199) and the proposal would be contrary to these aims and as such cannot be considered sustainable development.

## 6.0 Neighbouring Amenities

- 6.1 The Local Plan Policy A1 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted upon. New development should not have a detrimental impact in terms of privacy, outlook, sense of enclosure, loss of daylight/sunlight, noise and vibration and it is considered that the proposed dormer extension would be acceptable in this regard.
- 6.2 Given the height and setting of the proposed mansard roof extension and its relationship with neighbouring buildings it is not considered that the proposal would give rise to any material loss of neighbour amenity. It would therefore comply with the guidance set out in CPG Amenity and Policy

A1 of the Local Plan 2017.

Recommendation

It is recommended that planning permission is refused on design grounds