

Delegated Report		Analysis sheet		Expiry Date:	27/05/2022
		N/A		Consultation Expiry Date:	05/06/2022
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2022/1407/P		
Application Address			Drawing Numbers		
1 Spencer Rise London Camden NW5 1AR			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension with two front dormers and one rear dormer, one rooflight on top.					
Recommendation(s):		Refuse planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	1	No. of objections	1
			No. electronic	1		
Summary of consultation responses:	<p>Site notices were posted on 11/05/2022 and expired on 04/06/2022. Press notices were issued on 12/05/2022 and expired on 05/06/2022.</p> <p>One objection has been received from neighbouring occupiers at 32 Spencer Rise on the following grounds:</p> <ul style="list-style-type: none">Planning permission 2018/0930/P has been refused in 2018 for "The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017." Hard to see what has changed (apart from ownership) since then that might allow this application to succeed.					
Dartmouth Park Conservation Area Advisory Committee	<p>DPCAAC objected to this submission on the following grounds:</p> <ul style="list-style-type: none">Site part of a distinctive group of three two storey houses with intact butterfly roofs adjacent to other similar house with intact butterfly roofs.DCAAMS notes the importance of roofscapes in the Conservation Area which was a key reason for its designation in 1992. In relation to roof alterations and extensions states: "Additional storeys, fundamental changes to the roofline, insensitive alteration, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted".Due to the topography of the area, the rear slopes are often as important as the front slopes as views are available from neighbouring streets and buildings.DCAAMS describes Spencer Rise in Dartmouth East sub area: Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street. – which underlines the importance of retaining this remaining run of un-extended roofline.The reasons or refusal for the 2018 application and dismissed at the appeal still stand today. The inspector noted in point 9 reference to the visibility of the mansard that "It would be clearly apparent from the front, and more apparent still in oblique views from the rising ground to the east". And that the proposed roof extension would harm the					

	<p>character and appearance of the CA conflicting with those provisions of policies D1 and D2 of Camden Local Plan directed to preserve and enhance the Borough's historical environment and heritage value.</p> <ul style="list-style-type: none">• Since this appeal the Dartmouth Neighbourhood plan was adopted, and this application now also conflicts with DPNP Policies DC2 and DC3. This application would set an unfortunate precedent and should be refused.
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Site Description

The application site comprises a two-storey mid terrace property located on the northern side of Spencer Rise, just east of the junction with York Rise. It sits within a small group (within the terrace) of three properties with similar architectural detailing, with all of them retaining their original valley roofs. The wider street is characterised by small groups of buildings, often with only subtle variations of style or height between them. However, they are bound together by the use of similar materials and detailing.

The application site is not listed, but sits within the Dartmouth Park Conservation Area, designated on 01/02/1992 and is identified as making a positive contribution to the conservation area within the relevant appraisal and management plan.

Relevant History

Planning records at the application site:

2018/0930/P - Erection of a mansard roof extension with 2 x front dormers. – **Refused 1 June 2018 – Appeal APP/X5210/D/18/3208293 dismissed on 14 November 2018**

RfR1: The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017.

Inspector's points:

8. But even if the property were sited on the southern frontage, this roof addition would not 'infill a gap and reunite the group'. On the contrary, the mansard would be perceived as a harmful, incremental addition incongruously marring the pleasantly distinctive rhythms of the town/roofscape on display in this part of the Rise.

9. The appellant suggests, with reference to computer-generated imagery, that the mansard addition would not prove noticeable. I do not share that opinion. It would be clearly apparent from the front, and more apparent still in oblique views from the rising ground to the east.

Planning records in the vicinity of the site:

No.23 - PEX0300173 - The erection of a mansard roof extension. Refused 01/05/2003 for the following reason:

RfR1: The bulk and height of the proposed mansard extension are considered unacceptable in that they would cause harm to the appearance of the conservation area, would have a detrimental impact on the symmetry of the terrace, and would be overly bulky and dominant on the existing building form.

No.27 - 2004/3614/P - The erection of a roof extension and ground floor rear extension. Granted 29/10/2004. Mansard roof not implemented.

No.37 – 8400923 - Erection of a mansard roof extension. Granted 08/08/1984.

No.41 - 2006/3883/P - Erection of a single storey rear extension and roof extension to single family dwelling house (Class C3). Refused 19/12/2006 for the following reasons:

RfR1: The proposed roof extension, by reason of its bulk, height and design would be detrimental to the character and appearance of the subject dwelling, the terrace of which it forms a part and the surrounding conservation area.

RfR2: The proposed demolition of the valley roof form, would result in the loss of a feature that is

considered to make a valuable contribution to the appearance of the conservation area.

No.49 - 2012/5467/P – Erection of a mansard roof extension to existing dwelling (Class C3). Refused 29/11/2012 for the following reason:

RfR1: The proposed mansard roof extension, by reason of its bulk, height and position would materially harm the consistent parapet-line and thus the integrity of the terrace of buildings at nos 39-49 Spencer Rise, which have a largely unimpaired roofline, and thus fail to preserve and enhance the character and appearance of the Dartmouth Park Conservation Area.

Appeal ref: APP/X5210/D/13/2190582 dismissed 21/02/2013.

No.51 - CTP/D11/20/14/28768 - The erection of a roof extension at second floor level to provide additional living accommodation. Granted 06/09/1979.

No.53 – 8903220 - The erection of a roof extension to provide two bedrooms and a single storey rear conservatory to the existing dwelling house. Granted 06/12/1989.

No.55 - CTP/D11/20/11/23216 - Erection of an additional storey to provide two bedrooms. Granted 15/10/1976.

No.57 - 2007/4644/P - Erection of a mansard roof extension with two front dormer windows to existing single dwelling house. Granted 21/12/2007.

Planning records other side of the street:

Nos.14 – 22 are two storey townhouses of a similar architectural style as the application site. They all feature mansard roof extensions.

No.14 - PEX0000358 - The erection of a mansard roof extension to provide additional two rooms to a single family dwelling. Granted 02/10/2000.

No.16 – 8802605 - Erection of an additional storey at roof level. Granted 16/03/1989.

Nos.18 & 20 – 2004/4225/P - The erection of mansard roof extensions to Nos. 18 and 20 Spencer Rise. Granted 29/11/2004.

No.22- 2008/1419/P - The erection of mansard roof extension and rear ground floor single storey infill extension to single-family dwellinghouse. Granted 03/06/2008.

No.32 – 31115 - Erection of an additional storey. Granted 24/10/1980.

No.38 – 9501088 - Retention of mansard roof extension as a variation of planning permission granted 10/01/1991 (Ref: 9003467) Refused 21/09/1995. Appeal allowed 15/07/1996.

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Dartmouth Park Neighbourhood Plan 2020

DC2 – Heritage Assets

DC3 – Requirement for good design

DC4 – Small residential extensions

Camden Supplementary Planning Guidance 2021

CPG - Design

CPG – Home Improvements

CPG - Amenity

Dartmouth Park Conservation Area Appraisal 2009

Assessment

1. Proposal

- 1.1 The applicant seeks planning permission to erect a mansard roof extension, similar to a traditional flat top mansard, except for a rear projection to accommodate the staircase, and raising of the existing side party walls at roof level.
- 1.2 The front and rear walls of the mansard would be slightly set back from the front and rear parapets, and slope at an angle of approximately 70 degrees. It would have a flat internal height of 2.43m, with two front dormer windows aligned with the windows below, and one rear dormer in the middle of the extension. The details of the mansard are close to those of a traditional mansard. The extension would increase the size of the existing maisonette, turning it from a 2-bed dwelling to a 4-bed dwelling.

2. Design and heritage

- 2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of host building and neighbouring ones, and the quality of materials to be used.
- 2.2 Policy D2 states that the Council will seek to manage development in a way that retains the distinctive character of conservation areas and their significance and will therefore only grant planning permission for development that preserves or enhances the special character or appearance of the area. To preserve or enhance the borough's listed buildings, the Council will resist development for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building. It also states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.
- 2.3 The application building sits within a small group of 3 mid-terrace buildings (nos. 1, 3 and 5) on the northern side of Spencer Rise. The group are similar in design, scale and appearance; comprising brick built 2 storey dwellings with butterfly roofs concealed behind parapets to the front elevation. The adjoining building to the west (no. 1c) is a different architectural style and 3 storeys in height, featuring a taller, pitched roof, and forms part of a terrace of 3 properties of the same style (nos. 1a, 1b and 1c). Although this property is a storey taller than the application site, they feature similar parapet heights due to the sloping topography of the street. It is noted that this group of buildings do not benefit from front dormers. Further to the east of the site, nos. 7 to 15 are similar in style to the application building but are a full storey higher. They also contain a butterfly roof (excluding no.11 which has converted it to a flat roof) set behind a front parapet.
- 2.4 No.1a adjoins 6 York Rise, a corner property which terminates the western end of the terrace on the junction between York Rise and Spencer Rise. The scale and form of this property is matched by nos. 1a – 1c. From no.1 (the application building) to no.27 (odd) the groups of terrace houses,

all of which have front parapets, differ in height but generally rise up the hill eastward until no.15. The roof form changes from no. 29, with nos. 29-31 featuring pitched roofs with projecting eaves. Nos. 33 and 35 have pitched roofs behind a parapet (both of which have been converted) and no. 37 has a mansard roof extension. Aside from no. 37, nos. 51-57 they are the only other properties on the northern side of the terrace that feature mansard roof extensions.

- 2.5 As outlined in the planning history section above, nos. 51-55 were approved between 1976 and 1989 (so are therefore considered historic and were not accepted within the current plan period and were approved prior to the conservation area being adopted). No.57 was approved more recently in 2007, where the officer's report noted that the development would not appear out of place given the 3 neighbouring mansard roof extensions. It is noted that this permission pre-dates the current plan period and the Dartmouth Park Conservation Area Appraisal and Management Statement.
- 2.6 The site is located within Dartmouth Park Conservation Area sub area 3 (Dartmouth east). Under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, the Council is required to pay special attention to preserving or enhancing the character or appearance of the conservation area.
- 2.7 The Dartmouth Park Conservation Area statement (2009) provides additional guidance for roof extensions within the area which largely aligns with the guidance provided in CPG1, albeit more area-specific. In relation to the application site, paragraph 7.61 notes that, "*Spencer Rise is one of the few Streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street*".
- 2.8 The sub area guidance also specifically refers to mansard roof additions on Spencer Rise as 'Negative Features' and the 'Management' section of the Conservation Area Statement refers to the pressure for extensions within the conservation area and echoes the guidance set out in CPG 1. It states that "*proposals for additional storeys will generally be resisted. Exceptions to this may be made on the south side of Spencer Rise where the majority of buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group*".
- 2.9 The guidance set out in the Conservation Area Statement is clear and relatively unequivocal about the likely unacceptability of roof extensions along the northern side of Spencer Rise, explicitly highlighting the negative impact and undue prominence of the current mansard roofs on Spender Rise. On basis of the above, the proposed mansard addition is considered unacceptable in principle for the following reasons-
- Would interrupt an unbroken row of valley roofs;
 - Would break a terrace that has a roof line that is largely unimpaired by alterations or extensions – both the larger terrace of properties on the northern side of Spencer Rise and the small group of 3 buildings with which the application building forms a group; and
 - The proposed extension would be contrary to specific guidance in the Conservation Area Statement highlighting that roof extensions would likely only be acceptable on the south side of Spencer Rise.
- 2.10 Since previous planning permission has been refused and the appeal dismissed for similar development, a new Dartmouth Park Neighbourhood Plan has been adopted. Policy DC2 strengthens the Camden Local Plan design policies which require development to preserve or enhance the character or appearance of the conservation area, be designed to a high standard, and make a positive contribution to local distinctiveness. Furthermore, policy DC3 requires all developments to demonstrate good quality design, responding to and integrating with local surroundings and landscape context.
- 2.11 CPG Home Improvements supersedes the previous CPG Design, and in relation to roofs states that *Erecting a roof extension on a building within a complete terrace or group that currently has no extensions, and it is not identified in Conservation Area Appraisals as being significant for its*

roofline, it is likely to be acceptable, generally, in a traditional form. If the complete terrace or group is identified as significant for its roofline, a new roof level is likely to not be acceptable regardless of its form.

- 2.12 This proposed mansard extension would adversely impact the uniformity of the terrace and the composition of the elevation, contrary to policy D1 and the aforementioned Neighbourhood Plan policies and guidance. Although the detailed design of the mansard is acceptable in itself, it is the principle of any roof extension here that is unacceptable due to its harmful visual impact on an unaltered roofscape, and group of buildings.
- 2.13 The proposed mansard, as well as the introduction of front dormers in this part of the street, would be contrary to the specific guidance provided in the Dartmouth Park Conservation Area Appraisal and Dartmouth Park Neighbourhood Plan which highlights the negative impact and harm that mansard roof extensions can cause to the conservation area. It would also be contrary to CPG Home Improvements which emphasises that groups of buildings with unimpaired rooflines, identified as significant should be preserved. For these reasons, the proposals are considered to cause harm to the character and appearance of Spencer Rise and the wider Dartmouth Park Conservation Area, contrary to Policies D1 and D2 of the Camden Local Plan, and policies DC2, DC3, DC4 of Dartmouth Park Neighbourhood Plan.

3. Amenity

- 3.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenities. The main factors which are considered the impact the amenity of neighbouring residents are overlooking, sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 3.2 The proposed roof extension, due to its nature, design and position, would not result in harm to the neighbouring amenity in terms of loss of light, outlook, privacy or pollution by light or noise.

4. Conclusion

- 4.1 The erection of a mansard roof extension is not considered acceptable in principle, and the front dormer windows would be out of keeping with the adjacent run of original pitched roofs. It would be contrary to design guidance provided in CPG Home Improvements, Dartmouth Park Conservation Area, policies DC2, DC3, DC4 of Dartmouth Park Neighbourhood Plan and policies D1 and D2 of Camden Local Plan.

5. Recommendations

5.1 Refuse planning permission

5.2 Reason for refusal:

- 1. The proposed mansard roof extension, by reason of its massing, form, height, introduction of front dormers, and location within a group of properties with an unaltered roofline, would be detrimental to the character and appearance of the host dwelling and group of buildings of which it forms a part, and would thus harm the character and appearance of the Dartmouth Park Conservation Area, contrary to policies D1 and D2 of the Camden Local Plan 2017 and policies DC2, DC3, DC4 of Dartmouth Park Neighbourhood Plan.*