

Delegated Report		Analysis sheet		Expiry Date:		02/07/2021	
		N/A		Consultation Expiry Date:		10/07/2021	
Officer				Application Number(s)			
Nora-Andreea Constantinescu				2021/1718/P			
Application Address				Drawing Numbers			
Flat 3, 27 Brecknock Road London N7 0BT				See draft decision notice			
PO 3/4	Area Team Signature		C&UD	Authorised Officer Signature			
Proposal(s)							
Erection of spiral staircase at rear (3rd floor level to 4th floor level) for 3rd/4th floor flat (Flat 3).							
Recommendation(s):		Refuse Planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	0	No. of objections	0	No. of supports	0
Summary of consultation responses:		Site notices were posted on 16/06/2021 and expired on 10/07/2021. No responses have been received from neighbouring occupiers.					
Kentish Town Neighbourhood Forum		Kentish Town Neighbourhood Forum confirmed that they have no comments to make for this application (neither endorse nor oppose).					

Site Description

The application site comprises a four storey end of terrace building located on the western side of Brecknock Road at junction with Hargrave Place. The building has a (fourth storey) mansard roof and a flat roofed three storey element to the rear, on Hargrave Place.

The site sits within a group of six terraced buildings with commercial units at ground floor level, and residential above, facing Brecknock Road. Three other buildings in the terrace have fourth floor mansard roofs.

The adjoining building in Hargrave Place is four storeys in height with a mansard roof.

The application site is not listed, and it sits within Kentish Town Neighbourhood Plan. It is not within a Conservation Area.

Relevant History

Planning records at the application site:

PE9700253R2 - Demolition and rebuilding of existing property including an additional floor at roof level in connection with its use as a launderette and workshop (Class B1) at ground floor level, two self-contained flats and a maisonette on the upper floors, including the creation of a roof terrace at rear third floor levels. – **Granted 08/06/1998**

Relevant policies

National Planning Policy Framework 2021

London Plan 2021

Camden Local Plan 2017

Policy D1 - Design

Policy A1 - Managing the impact of development

Policy A4 – Noise and vibration

Kentish Town Neighbourhood Plan 2015

Policy D3 – Design Principles

Camden Supplementary Planning Guidance

CPG - Design

CPG – Home Improvements

CPG - Amenity

Assessment

1. Proposal

1.1 The applicant seeks planning permission to erect a spiral staircase from 3rd floor to 4th floor level to give access to the rear third floor terrace for occupiers of the 3rd/4th floor flat.

1.2 The spiral staircase would have a height of 4m and a diameter of 1.5m.

2. Considerations

2.1 The main issues to be considered are :-

- Design and heritage
- Impact on neighbouring amenity

3. Design and heritage

3.1 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.

3.2 Policy D3 of Kentish Town Neighbourhood Plan states that proposals must be of the highest quality and sustainable, based on a deep understanding of the site and its context, and be well integrated into their surroundings and reinforce and enhance the local character. It goes on to say that proposals must identify and drawn upon key aspects of character or design clues from the surrounding area, such as grain, building form (shape), scale, height and massing, architectural detailing etc. and must enhance accessibility in buildings.

3.3 The proposed structure would sit on top of the flat roof of the three storey element at the rear of the building on Hargrave Place. As per the planning history (above), the building has been extended with a mansard roof at the front. The proposed structure would be prominently sited in the middle of the rear elevation at third floor/mansard roof level. With its 2.37 sq m metal platform at the top, surrounded by a glass balustrade with thick framing, it would be an incongruous addition which would harm the appearance of the building, the terrace within which it sits and the townscape as viewed from surrounding streets and properties.

3.4 The existing third floor is clad in yellow stock bricks and the mansard in slate tiles. The proposed structure would project significantly on the rear elevation at third floor/roof level, obscuring the characteristic French window and window at each level and standing out as 'clutter' which is not in keeping with and harmful to the roofscape of the terrace. Due to its scale and projection, the proposed staircase, platform and balustrades, would be visible from Hargrave Place and glimpses of it would be seen from Brecknock Road. There are no other similar structures within the vicinity of the site and the structure is uncharacteristic for the host building as it would result in additional clutter and bulk on an already busy rear elevation.

4. Amenity

4.1 The flat roof of the third floor element, where the spiral staircase is to be sited has been in use as a terrace for a number of years. The proposed structure would potentially result in additional overlooking from the platform at mansard/4th floor level into the adjacent garden at no 29 and through their rooflight in the ground floor extension. However, the views would not be direct. They would be at an angle and it is considered that no significant harm to the amenity of the occupiers would be caused.

4.2 There are other terraces and balconies to the properties on the opposite side of Hargrave Place. However due to the distance of these from the proposal it is unlikely that any harmful overlooking would be caused.

4.3 Due to the nature of the proposals and the position and orientation of the neighbouring windows, it is unlikely that any loss of light and outlook would be caused to any neighbouring habitable rooms.

5. Recommendation

5.1 The proposed spiral staircase, together with its platform with glazed balustrade, by reason of its size, siting, design and appearance would represent an incongruous addition and visually

intrusive addition to the roofscape which would harm the character and appearance of the building, the terrace and the townscape. It would therefore be contrary to policies D1 (Design) of the London Borough of Camden Local Plan (2017) and D3 of Kentish Town Neighbourhood Plan 2015.