

PLANNING COMMITTEE REPORT

Development Management Service
Planning and Development Division
Environment and Regeneration
Department
PO Box 333
222 Upper Street
LONDON N1 1YA

PLANNING SUB-COMMITTEE A	
Date:	2 nd December 2014

Application number	P2014/0676/FUL
Application type	Full Planning (Householder)
Ward	Caledonian
Listed building	Locally Listed
Conservation area	Keystone Crescent Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	33 Wharfdale Road, London, 9SD
Proposal	Erection of roof extension with 2 no. velux rooflights to front elevation and 2 no. timber framed sliding sash windows to rear.

Case Officer	Krystyna Williams
Applicant	Mr Andrew Long
Agent	Mr Rashid Randeree

1. RECOMMENDATION

The Committee is asked to resolve to **APPROVE** planning permission:

1. subject to the conditions set out in Appendix 1;

2 SUMMARY

- 2.1 This application for Full Planning Permission was previously considered at the Planning Sub Committee A Meeting on 10th June 2014. It was resolved by the Chair of the Committee Meeting that the item be deferred for revisions to the proposed roof extension to overcome officer concerns.
- 2.2 A planning application (ref: P2014/0677/FUL) for a roof extension at No. 31 Wharfdale Road is also under consideration.
- 2.3 The applicant has provided amended drawings. The revised drawings show the number of velux windows to the front roofslope has been reduced from three to two, and the rear roof terrace and wrought iron railings have been omitted and replaced with a traditional rear mansard with 2 no. timber framed sliding sash windows. The proposal is now recommended for approval subject to conditions as detailed in Appendix 1.
- 2.4 On receipt of amended drawings a further round of consultation was undertaken on the 4th September 2014. A further two letters of support have been received from the owner/occupiers of 25 Wharfdale Road and 21 Wharfdale Road.
- 2.5 Notwithstanding these amendments, the Design and Conservation Team maintains their objection to the principle of the proposed roof extension as the consistent roofline of the terrace is considered to be largely unbroken.
- 2.6 The application terrace is formed of eight locally listed buildings, including two existing roof extensions that pre-date the adopted policies. Whilst in most instances such a proposal would be considered unacceptable, based on the amended drawings and the presence of these two existing roof extensions, it is considered that there is scope to introduce a further roof addition subject to appropriate design and detailing. The applicant has worked with the Council's requirements in order to provide amended drawings that are deemed satisfactory.
- 2.7 The proposed drawings have been amended to show a more traditional style mansard roof extension. The roof extension includes two conservation style rooflights to the front roofslope. These windows have been re-positioned to align with the existing windows below. To the rear, the terrace area and associated wrought iron railings have been omitted from the scheme. The rear roofslope now comprises a traditional mansard appearance with two timber framed, sliding sash windows aligned with the existing windows below.
- 2.8 The proposed mansard roof extension is now considered acceptable as there would be limited, if any, views of the roof extension from the surrounding streetscene due to the shallow front roofslope and the presence of the existing front parapet.
- 2.9 Drawing RK/TP/1091/04 shows the proposed front and rear roofslope to be finished in slate which is supported. The flat section to the mansard roof

however is annotated to be finished in fibre glass. This is unacceptable and a condition is recommended to ensure this is slate to match the remainder of the roof extension.

- 2.10 On balance, the revised scheme, despite not being supported by the Council's Design and Conservation Officer, is considered to overcome the previous concerns and would not cause any unacceptable adverse harm to the host building, locally listed terrace it forms a part of, or negatively impact on the appearance of the surrounding Keystone Road Conservation Area to warrant refusal. The proposed works are considered to generally accord with policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013.
- 2.11 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there have been four letters of support received.
- 2.12 Whilst there would be some views of the proposed development from the surrounding public and private spaces there is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking. The proposal is thereby considered to be in accordance with policy DM2.1 of the Islington Development Management Policies June 2013.
- 2.13 The revised application for Full Planning Permission is considered to be acceptable and is therefore recommended for approval.

3 Conclusion

- 3.1 It is recommended that Full Planning Permission be approved for the reasons set out in Appendix 1 – Recommendations.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the grant of planning permission be subject to conditions to secure the following:

List of Conditions

1	Commencement
	<p>CONDITION: The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.</p> <p>REASON: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (Chapter 5).</p>
2	Approved plans list
	<p>CONDITION: The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Location Plan; RK/TP/1091/01; RK/TP/1091/02; RK/TP/1091/03; RK/TP/1091/04; RK/TP/1091/05; RK/TP/1091/06 Rev A; Design and Access Statement reference: RKA/1091/02.14/1.</p> <p>REASON: To comply with Section 70(1) (a) of the Town and Country Planning Act 1990 as amended and also for the avoidance of doubt and in the interest of proper planning.</p>
3	External
	<p>CONDITION: All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile. All such works and finishes shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
4	Windows
	<p>CONDITION: The 2 no. windows to the rear roofslope should be timber framed, sliding sash to match the existing windows in terms of material, profile and detailing.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

5	Conservation Rooflight
	<p>CONDITION: The 2 no rooflights to the front roofslope shall be 'conservation rooflights' in metal painted black to sit flush with the roof and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>
6	Roofing Materials
	<p>NOTWITHSTANDING CONDITION (NWS): Notwithstanding the plans hereby approved no permission is granted for fibre glass roof as shown on drawing RK/TP/1095/04.</p> <p>Amended plans showing a slate roof shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site.</p> <p>The mansard roof extension shall be carried out in accordance with the amended plans so approved, and shall be maintained as such thereafter.</p> <p>REASON: In order to safeguard the special architectural or historic interest of the heritage asset.</p>

List of Informatives:

1	Positive statement
	<p>To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-application advice service is also offered and encouraged. Whilst no formal pre-application discussions were entered into, the policy advice and guidance available on the website was followed by the applicant. The applicant therefore worked in a proactive manner taking into consideration the policies and guidance available to them, and therefore the LPA delivered a positive decision in a timely manner in accordance with the requirements of the NPPF.</p>

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APPENDIX 2: 10th June 2014 Committee Report

PLANNING SUB-COMMITTEE A	AGENDA ITEM NO:
Date: 10 th June 2014	

Application number	P2014/0676/FUL
Application type	Full Planning (Householder)
Ward	Caledonian
Listed building	Locally Listed
Conservation area	Keystone Crescent Conservation Area
Development Plan Context	Conservation Area
Licensing Implications	None
Site Address	33 Wharfdale Road, London, 9SD
Proposal	Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings.

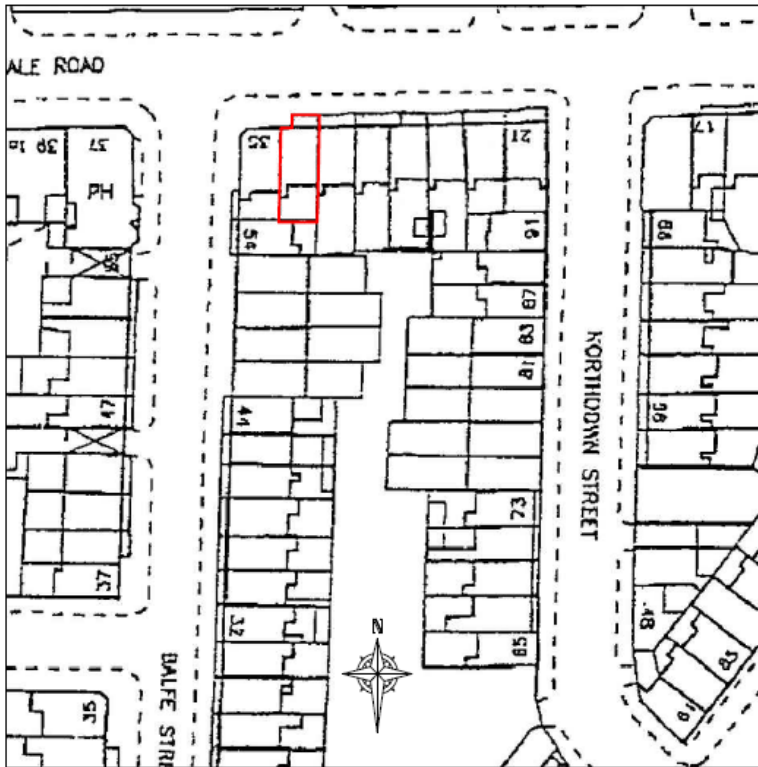
Case Officer	Krystyna Williams
Applicant	Mr John Ashwell
Agent	Mr Rashid Randeree

2. RECOMMENDATION

The Committee is asked to resolve to **REFUSE** planning permission:

1. for the reasons for refusal set out in Appendix 1;

3. SITE PLAN (SITE OUTLINED IN BLACK)



4. PHOTOS OF SITE/STREET



Image 1: Front elevation of the locally listed terrace at Wharfdale Road looking east



Image 2: View towards the terrace from the junction with Northampton Street



Photo 3: View taken from the submitted Design and Access Statement

4. Summary

- 4.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings. An application with the same description of development has also been submitted for works at adjoining building, No. 31 Wharfdale Road – ref: P2014/0677/FUL.
- 4.2 This application is being heard at Planning Committee after being called in by Councillor Paul Convery and Councillor Charlyne Pullen.
- 4.3 The proposed roof extension would be situated within a terrace that has a predominately uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful

to the appearance of the host building, integrity of the locally listed terrace of which it forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

5. SITE AND SURROUNDING

- 5.1 The application site is a two-storey over basement, mid terrace building located on the southern side of Wharfdale Road. The terrace of 8 residential properties has a largely consistent roofline with valley roofs, with only two roof extensions in situ as No's 25 & 27 Wharfdale Road.
- 5.2 The building is locally listed and is located within the Keystone Crescent Conservation Area. The surrounding area is mixed in character and use with residential properties and commercial buildings.

6. PROPOSAL (IN DETAIL)

- 6.1 Planning permission is sought for the erection of a roof extension with 3 no. velux rooflights to the front elevation and double glazed doors to rear; formation of a rear roof terrace enclosed with wrought iron railings. An application with the same description of development has also been submitted for works at adjoining building, No. 31 Wharfdale Road.

7. RELEVANT HISTORY:

PLANNING APPLICATIONS:

- 7.1 **P2014/0677/FUL** - Erection of roof extension with 3 no. velux rooflights to front elevation and double glazed doors to rear; formation of a rear roof terrace with wrought iron railings at No. 31 Wharfdale Road. Recommended for Refusal.

P040591 - Erection of a roof extension and balcony at No. 27 Wharfdale Road. Approved 02/08/2004.

900401 - Construction of roof and rear extensions to provide additional room at No. 25 Wharfdale Road. Approved 29/08/1990.

ENFORCEMENT:

- 7.2 None

PRE-APPLICATION ADVICE:

- 7.3 None.

8. CONSULTATION

Public Consultation

- 8.1 Letters were sent to occupants of adjoining and nearby properties, comprising No's 31, 33 & 35 Wharfdale Road, No's 32, 33, 34, 35, 36, 37 & 38 Battlebridge Court, and No's 52 & 54 Balfe Street.
- 8.2 A site notice and press advert was also displayed on 06 March 2014. Consultation expired on the 27th March 2014 however it is the Council's practice to continue to consider representations made up until the date of a decision.
- 8.3 No objection was received from the public with regard to the application. However, two letters of support were received from the owner/occupiers of No. 27a Wharfdale Road and No. 73 Northdown Street.

External Consultees

- 8.4 None.

Internal Consultees

- 8.5 **Design and Conservation:** The proposed roof extension is considered unacceptable in principle. The consistent roofline of the terrace (valley roofs) is largely unbroken (2/8 have roof extensions) and we would want to retain this (IUDG). The two existing roof extension are either not consented or were carried out prior to the adoption of current policy and CADG.

CADG 14.18 - New roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line.

The design of the roof extensions is also inappropriate – the rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which provide access onto the roof terrace are considered unacceptable. The rear roof terrace to no. 27 does not appear to have had consent. Otherwise there are no other roof terraces to this terrace.

9. RELEVANT POLICIES

Details of all relevant policies and guidance notes are attached in Appendix 2. This report considers the proposal against the following development plan documents.

National Guidance

- 9.1 The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

Development Plan

- 9.2 The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, The Finsbury Local Plan 2013 and Site Allocations 2013. The policies of the Development Plan are considered relevant to this application and are listed at Appendix 2 to this report.

Designations

- 9.3 The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, and Site Allocations 2013:

- **Keystone Road Conservation Area**

Supplementary Planning Guidance (SPG) / Document (SPD)

- 9.4 The SPGs and/or SPDs which are considered relevant are listed in Appendix 2.

10. ASSESSMENT

- 10.1 The main issues arising from this proposal relate to:

- Design and appearance and impacts on the host building, surrounding Keystone Road Conservation Area; and
- Impact on amenity of neighbours.

Design and Conservation

- 10.2 The application building forms part of a terrace of eight locally listed properties (No's 21 – 35 Wharfdale Road) with a largely consistent roofline consisting of distinctive rear valley roofs, each having a central valley running from front to back, with a parapet to the street elevation. A separate planning application ref: P2014/0677/FUL for the same works is proposed at No. 31 Wharfdale Road.
- 10.3 Two of the terrace of eight buildings have been altered at roof level. No's 25 & 27 Wharfdale Road have roof extensions approved in 1990 and 2004 respectively.
- 10.4 In assessing this proposal for a roof extension at No. 33 Wharfdale Road, it is important to note section 2.4.2 of the Urban Design Guide, which states that,

“...an important constituent to the rhythm and uniformity of a residential terrace or street is the roofline. A typical terrace or row of detached / semi-detached houses is designed with a consistent height at the front and rear. A well defined roofline throughout helps give terraces their inherent unity. It also allows the repeated articulation to provide the natural rhythm that underpins

the frontages. An extension that projects above or alters the original roofline at the front or rear can often disrupt this rhythm/unity and introduce features that fail to respect the scale, form, and character of the street frontage”.

- 10.5 Section 2.4.2 adds that, *“the same principles apply to the roofline at the rear as well as the front, particularly where they are visible through gaps in the street frontage or where the roofline has a strong rhythm... a break in a largely unaltered roofline is likely to have an adverse impact upon the quality of the private realm.”*
- 10.6 Whilst it is noted that the roofline at the terrace has been altered following planning permissions in 1990 and 2004, importantly the Council’s guidelines confirm that rooflines should be preserved...*“especially when the roofline is minimally altered. In these cases there will be a strong presumption against any alteration or extension beyond the existing roofline”.*
- 10.7 In Section 2.4.3, the Urban Design Guide adds that for rooflines with existing alterations/ extensions, *‘the extent and nature of the existing roof additions will determine the scope for further change’*. The application terrace is formed of eight locally listed buildings, and two roof extensions that pre-date the adopted policies on an otherwise unbroken roofline does not constitute a precedent for further roof additions of poor design/appearance.
- 10.8 Furthermore, paragraph 14.18 of the CADG states that, *‘new roof extensions will only be allowed where a significant number already exists and where additional extensions will create a more harmonious roof line’*. In addition, the terrace sits within the Keystone Crescent Conservation Area which seeks to avoid the ad hoc construction of roof extensions that are very damaging to the character and appearance of the conservation area.
- 10.9 In addition to the above, the proposed roof extension will be, in part, visible from the streetscene. The Conservation Area Design Guidelines state new roof extensions visible from street levels or public area will only be allowed on 28-52 Caledonian Road (to the existing pattern) and to 46-52 Balfe Street (to an appropriate design to be agreed). Elsewhere extensions will not be permitted.
- 10.10 Notwithstanding the above, the design of the roof extensions proposed at both No. 33 (and No. 31) Wharfdale Road is also inappropriate. The rear terrace is completely out of character and is unacceptable. The rooflights to the front and the large off-centre dormer to the rear along with the French doors which would provide access onto the roof terrace are also considered unacceptable.
- 10.11 Overall, the proposed roof extension is considered to form a discordant feature, resulting in visual harm to the character and appearance of the locally listed terrace it forms a part of and the Keystone Crescent Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies

DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).

Neighbouring Amenity

- 10.12 The site is located in the southern side of Wharfdale Road, opposite No. 32-38 Battlebridge Court which is in residential use. To the rear of the application site are residential properties located along Balfe Street. Consideration has been given to the effect of the proposed development on neighbouring amenities in terms of overlooking, loss of privacy and outlook.
- 10.13 There has been no objection to the proposed works from members of the public following the consultation period. To the contrary there were two letters of support received from the owner/occupiers of No's 27A Wharfdale Road and No. 73 Northdown Street.
- 10.14 Whilst there would be views of the proposed development from the surrounding public and private spaces there is not considered to be any adverse material impact on residential amenity in terms of loss of light, loss of privacy, sense of enclosure or overlooking.

11.0 SUMMARY AND CONCLUSION

Summary

- 11.1 The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which is forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area.

Conclusion

- 11.2 It is recommended that planning permission ref: P2013/0676FUL is refused for the reason as set out in Appendix 1 - RECOMMENDATIONS.

APPENDIX 1 – RECOMMENDATIONS

RECOMMENDATION A

That the refusal of planning permission is subject to the following reason:

Reason for Refusal:

1	REASON
	<p>The proposed roof extension would be situated within a terrace that has a predominantly uniform and unaltered roofline. By reason of the proposed roof extensions inappropriate design, scale, form and location it would be harmful to the appearance of the host building, integrity of the locally listed terrace of which is forms a part of and to the character and appearance of the surrounding Keystone Road Conservation Area. The development is contrary to policies 7.4 (Local character) and 7.6 (Architecture) and 7.8 (Sustaining and enhancing the significance of heritage assets) of the London Plan 2011, policies CS9 (Protecting and enhancing Islington's built and historic environment) of the Core Strategy 2011, policies DM2.1 (Design) and DM2.3 (Heritage) of the Development Management Policies 2013, section 2.4.3 (Rooflines with existing alterations/extensions) of the Islington Urban Design Guide (2006) and the Keystone Crescent Conservation Area Design Guidelines (2002).</p>

List of Informatives:

1	Positive statement
	<p>To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. A pre-planning application advice service is also offered and encouraged. No pre-application discussions were entered into. On receipt, the scheme did not comply with policy or guidance. The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF. The LPA invites the applicant to enter into a collaborative pre-planning application discussion process to assist in the preparation of a new planning application.</p>

APPENDIX 2: RELEVANT POLICIES

This appendix lists all relevant development plan polices and guidance notes pertinent to the determination of this planning application.

1 National Guidance

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations. The NPPF is a material consideration and has been taken into account as part of the assessment of these proposals.

2. Development Plan

The Development Plan is comprised of the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013 and the Finsbury Local Plan 2013. The following policies of the Development Plan are considered relevant to this application:

A) The London Plan 2011 - Spatial Development Strategy for Greater London

1 Context and strategy

Policy 1.1 Delivering the strategic vision and objectives for London

5 London's response to climate change

Policy 5.3 Sustainable design and construction

7 London's living places and spaces

Policy 7.1 Building London's

neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

B) Islington Core Strategy 2011

Spatial Strategy

Policy CS8 (Enhancing Islington's Character)

Strategic Policies

Policy CS9 (Protecting and Enhancing Islington's Built and Historic Environment)

C) Development Management Policies June 2013

Design and Heritage

DM2.1 Design

Energy and Environmental Standards

DM7.4 Sustainable design standards

DM2.2 Inclusive Design
DM2.3 Heritage

5. Designations

The site has the following designations under the London Plan 2011, Islington Core Strategy 2011, Development Management Policies 2013, Finsbury Local Plan 2013 and Site Allocations 2013:

- **Keystone Road Conservation Area**

6. Supplementary Planning Guidance (SPG) / Document (SPD)

The following SPGs and/or SPDs are relevant:

- | | |
|---|--|
| Islington Local Development Plan | London Plan |
| - Conservation Area Design Guidelines (2002) | - Sustainable Design & Construction |
| - Urban Design Guide (2006) | |