

Appeal Decision

Site visit made on 15 November 2016

by Graeme Robbie BA(Hons) BPI MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 November 2016

Appeal Ref: APP/X5210/D/16/3157301
70 Clarence Way, Camden, London NW1 8DG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr William Hoyland against the decision of the Council of the London Borough of Camden.
 - The application Ref 2015/6763/P, dated 2 December 2015, was refused by notice dated 24 June 2016.
 - The development proposed is a first floor extension to create an en-suite and small reading room.
-

Decision

1. The appeal is allowed and planning permission is granted for a first floor extension to create an en-suite and small reading room at 70 Clarence Way, Camden, London NW1 8DG in accordance with the terms of the application, Ref 2015/6763/P, dated 2 December 2015, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 1855/01; 1855/02; 1855/03; 1855/04; 1855/05; 1855/06; 1855/07 and 1855/08.
 - 3) No development shall commence until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved samples.

Main Issue

2. The main issue is whether the proposal would preserve or enhance the character or appearance of the Harmood Street Conservation Area.

Reasons

3. The appeal property is a modest two storey terraced property situated in the Harmood Street Conservation Area (the Conservation Area). The Conservation Area Character Appraisal (the CACA) describes the Conservation Area generally as being a quiet, residential backwater with generally small buildings with a cottage-like character which have remained largely unaltered. The terrace
-

- within which the appeal property lies is identified by the CACA to make a positive contribution to the character and appearance of the Conservation Area.
4. The first floor extension would be located to the rear of No 70, filling in the gap between the existing first floor rear closet wings at Nos 70 and 72. It would be constructed of modern materials, the zinc sheet finish rendering the extension instantly recognisable as a modern addition to the dwelling, in-between the masonry faces of those wings on either side. It would also be both set down and set back in relation to those closet wings; set down below the height of the coping atop the existing wings at Nos 70 and 72 and set back from the rear faces of both.
 5. Although I found there to be a degree of rhythm across the rears of some of the terraced properties on the northern side of Clarence Way, the overall form, size and spacing of the closet wings varied along the terrace. The sense of rhythm created by these alternating closet wings however only really becomes evident from the elevated viewpoint of the nearby railway line to the east. Views from here are largely across the rooftops and, obliquely, along the rear faces of the closet wings of the terrace on the northern side of Clarence Way. From this aspect, the unadorned rise-and-fall rhythm of the butterfly roofs and the distinctive parapet walls at the rear and, particularly, to the front, of the main houses are particularly evident and characterful, more so than the more varied form and pattern of closet wings to the rear.
 6. The Council are concerned that the proposal, in infilling the gap between the closet wings at Nos 70 and 72 would obscure the remainder of the original building's rear elevation, including the sash window serving the stairwell landing. In so doing, the Council argue, the proposal would add significant bulk and mass to the host property.
 7. However, the depth of the existing closet wings and the relatively narrow gap between the two are such that the rear elevation of the main dwelling is largely hidden from wider view in any event. The contemporary materials proposed in this instance, and the recessed rear face and set-down roof of the proposed extension would ensure depth and relief to the rear face of the extended host property. By setting it down and back from the adjoining closet wings, the proposal would maintain the sense of articulation and rhythm found along the rear of the terrace, created by the larger masonry two storey closet wings. Crucially however, the key characteristic features of Clarence Way; the butterfly-roof parapet walls at the rear, the distinctive stepped parapet walls at the front and the rise-and-fall rhythm of the butterfly roofs would remain intact, unaltered and unaffected by the proposal.
 8. Thus, for the reasons set out, I consider that the proposal would be of a high standard of design that appropriately considers the character, setting, context, form and scale of the host property, and of those around it. The proposal would have a neutral effect on the character and appearance of the Harmood Street Conservation Area, thereby preserving the character and appearance thereof. There would, therefore, be no conflict with policies DP24 or DP25 of the Camden Local Development Framework: Camden Development Policies, or with policy CS14 of the Camden Core Strategy. In reaching this conclusion, I have paid special attention to the desirability of preserving or enhancing the character or appearance of the Harmood Street Conservation Area, as I am

required to do, by virtue of s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Conditions

9. In addition to a time limit condition, a condition specifying the approved plans is necessary in order to provide certainty. Whilst the Council have suggested a condition requiring the external materials to match those of the main building, the proposal quite clearly seeks a more contemporary finish. For the reasons set out, I find this to be acceptable, and have instead attached a condition regarding the extension's final cladding details, in the interests of the character and appearance of the Harmood Street Conservation Area.

Conclusion

10. For the reasons set out, and having regard to all other matters raised, I conclude that the appeal should succeed.

Graeme Robbie

INSPECTOR