

Design and Access Statement

The Site

48 Mount Pleasant Crescent is a two-storey mid-terrace house with a second floor loft conversion, forming part of a Victorian Terrace situated in the Stroud Green conservation area. The house is on the Eastern side of the street. The house is not overlooked at the far boundary as it backs onto an access road and the (unglazed) side of the house at 84 Victoria Road. It is a single family dwelling, occupied by a young family.

Overview

This application seeks to lower the pitch of the roof at No.48 Mount Pleasant Crescent to match that of the neighbouring properties at No.50 and No.46. In doing so it also seeks to create a more symmetrical relationship with the fire walls on either side boundary. The ridge will be pushed towards the rear of the house to meet the existing dormer.

Background

The applicant received planning permission to *'build a rear dormer window, raising the ridge towards the rear of the building and creation of a roof terrace'* in January 2020.

[HGY/2019/3247](#) After receiving approval following enforcement inspector Alan MacPherson's site visit in June 2020, (see appendix) it came to light in October 2020 that the applicant's architect had made a surveying error, which combined with a misplaced steel by the builder, had the effect of making the roof appear steeper and higher than those of the neighbouring houses. Following conversations with the council, the applicant applied for a variation to the original plans. [HGY/2021/0748](#). This was refused in July 2021 and an appeal was ultimately dismissed over a year later in late October 2022. [AP-8116](#) Due to the surveying errors in the original plans, it was concluded that the original planning permission could not be used as a fall back.

The proposal.

This proposal seeks to restore the original pitch of the roof by moving the ridge steel towards the rear of the house. From street level, this will address the observed disparity in pitch and restore the symmetry of the roof and the firewalls. The rear of the property will remain largely the same, only the parapet will be extended at a lower pitch to accommodate the dormer.

Original



As Existing

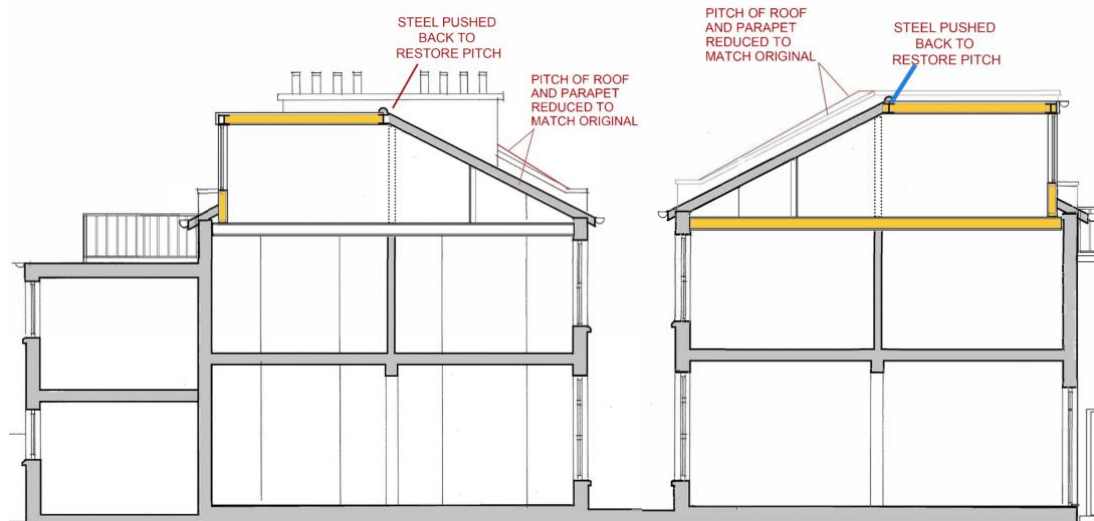
- Steeper roof pitch is visible
- Uneven parapet



As Proposed

- Original roof pitch restored
- Parapet angle restored
- Height maintained but ridge pushed to rear of building to minimise visual impact from street level

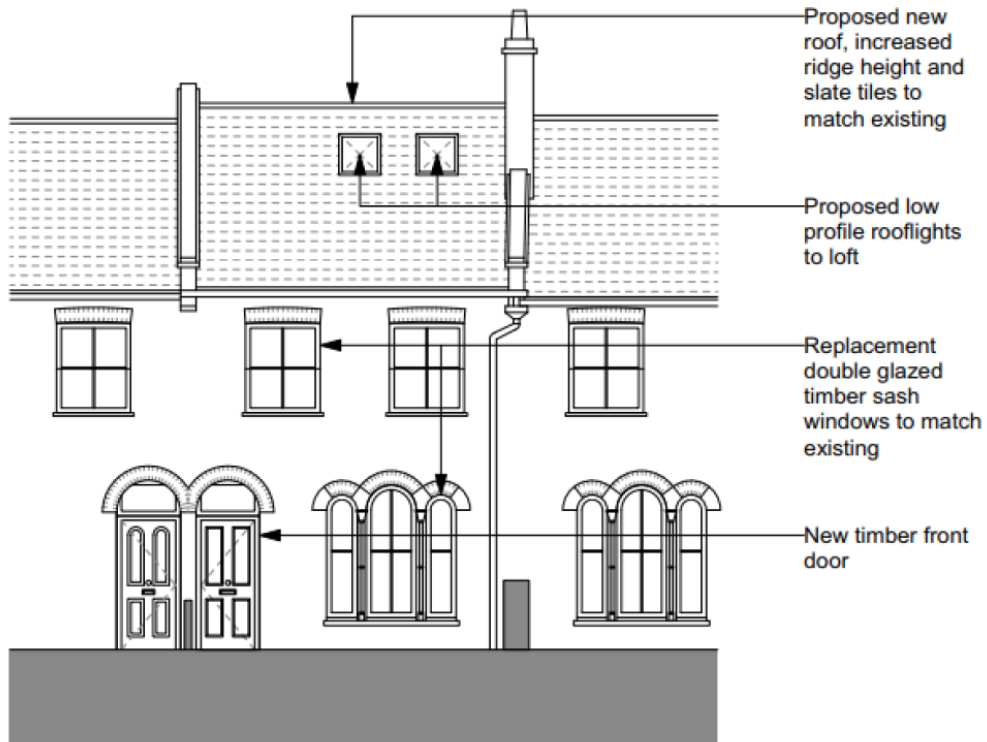




Precedent and context within the street.

It was noted in the original officer's report that *'It has to be accepted that there is variety in the ridgelines and eaves heights.'* The applicant acknowledges that the ridge will be higher than the neighbouring properties, however there is historic precedent in the street for the varying ridge heights. More importantly, there is precedent for raising the ridge whilst maintaining the pitch of the roof and evidence of the minimal impact this has on the street scene and the conservation area as a whole.

No. 21 Mount Pleasant Crescent
HGY/2019/1086.



The approved drawings for No.21



Minimum visual impact at street level



Elevations broadly identical between the approved at No.21 and the proposed at No.48

Amenity

No detriment to the amenity of surrounding housing.

Design

The proposal will seek to re-use as many materials as possible from the existing roof to minimise on wastage. The parapet adjoining no.50 will be rebuilt, sympathetic to the existing designs along the street. As such this proposal complies with DPD Policy DM12, DMDPD Policy DM1, Local Plan (2017) Policy SP11 and London Plan (2021) Policy D6. It also complies with Policy DM9 of the Development Management DPD to conserve and enhance the heritage asset.

Conclusion

This application seeks to correct an unfortunate series of errors which were never the intention of the young family living at the property. They wish to correct the roof with the minimal disruption to neighbours and family life. They hope this application is to the satisfaction of both the planning department and their neighbours along the street.

Appendix

Relevant comments from the planning report.

[HGY/2021/0748](#) – July 2021

6.10

In amending the alignment of the ridgeline, the roof slope now appears far steeper than those on either side and within the rest of the terrace. Although the fire walls and chimneys partially break up the roof profile the angle and height difference is clearly visible, particularly in this part of the terrace, where the roofline is broadly the same. The slight inconsistency in ridgeline was highlighted in the Officer's report for the approved development as a justification for the slight change, but approval was on the basis that the slope would be as existing. The steeper slope has created a resultant development that has an unsympathetic and awkward relationship with the terrace.

6.15

Objections have been reiterated regarding the scale of the rear roof extension and roof terrace and front rooflights but as proposed these are not materially different from that approved and their relationship with the neighbours is less significant in the assessment.

Email from Alan Macpherson after enforcement inspection, June 17th 2020.

'Having regard to the height of the roof ridgeline/parapets, I have made some enquiries and it appears to me that these aspects of the development are generally in accordance with planning permission HGY/2019/3247 so I can see no issue here.'