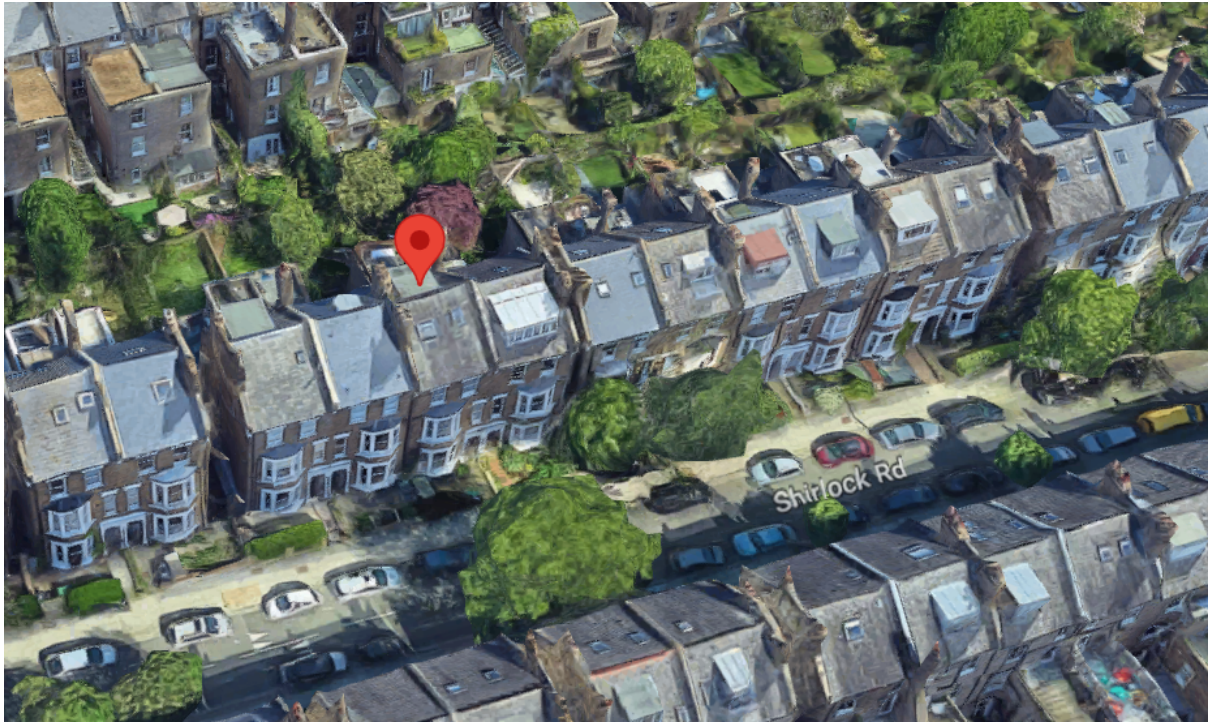


# 40 Shirlock Road 2022/5661/P



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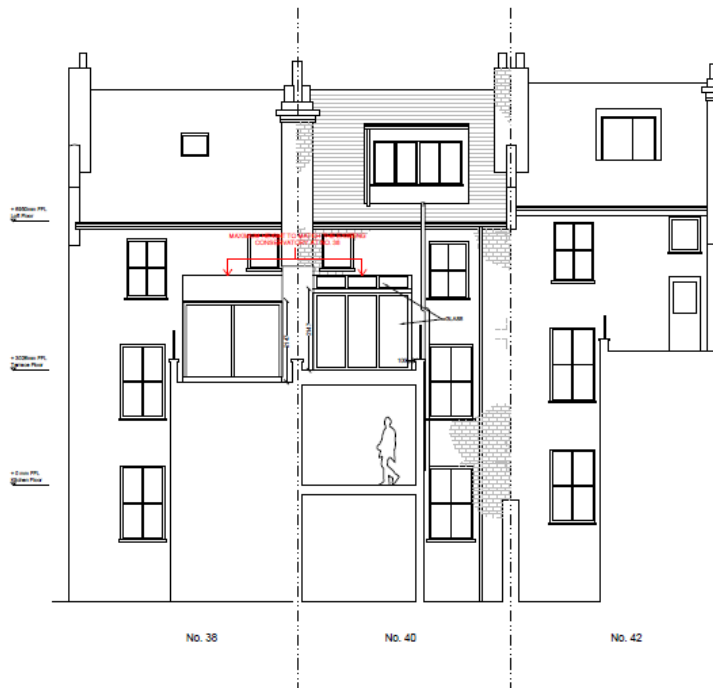
Aerial imagery showing the front of the property



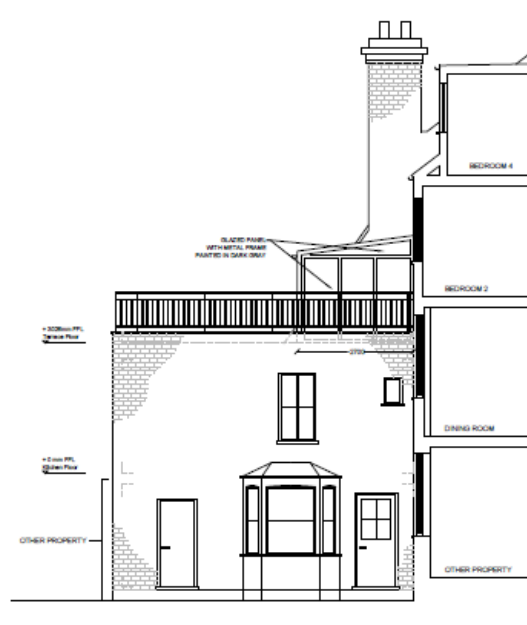
Aerial imagery showing the rear of the property



Proposed front elevation



Proposed rear elevation



Proposed section showing the depth of the rear extension

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>23/02/2023</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>26/02/2023</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Enya Fogarty			2022/5661/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
40 Shirlock Road London NW3 2HS			<i>See draft decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of front dormer and rear extension on second floor level rear roof terrace				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full planning permission			

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>Two site notice(s) were displayed near to the site on the 25/01/2023 (consultation end date 18/02/2023).</p> <p>The development was also advertised in the local press on the 02/02/2023 (consultation end date 26/02/2023).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	No neighbour responses			
<b>Mansfield CAAC:</b>	<p>A letter of objection was received on behalf of the CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• Despite the pre-existing examples on the adjoining property which I suspect may well pre-date the CA, the front dormer is totally out of character with the CA and would present a bad enticement for others to follow.</li> <li>• The principle of rear roof extension would be detrimental to the area</li> </ul> <p><u>Officer's response:</u></p> <ul style="list-style-type: none"> <li>• <i>While front dormers can be inappropriate in some Conservation Areas, in this case, where there is an established pattern of front dormers on this (and the other) side of Shirlock Road, the proposed front dormer would not set a precedent or introduce an inappropriate feature in the streetscene. Consideration has been given to the established character and context of the Conservation Area. The granting of this permission is not considered to set a precedent elsewhere in the Mansfield Conservation Area nor other, better preserved, sections of Shirlock Road given each application must be considered on its own merits, taking account of the particular site characteristics. See section 3.0 (Design and Conservation) for further assessment. It is also noted that permission was granted in 2018 for the same proposal (2018/2167/P) at the application site.</i></li> <li>• <i>Similarly, to the front dormer, there is an established pattern of second floor rear extensions within the immediate area, therefore the conservation and design impacts of this part of the proposal are not unacceptable.</i></li> </ul>			

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## Site Description

The application site comprises a mid-terrace three/four storey Victorian terrace house located on the eastern side of Shirlock Road. It has a pitched roof with a rear dormer extension and bedrooms in the roof. It has a two storey rear wing. The property is located within the Mansfield Conservation Area. Although not a listed building, the building is noted as being a positive contributor in the Mansfield Conservation Area Appraisal.

The other buildings in the terrace are all of a similar architectural style and design. Many have rear dormer extensions, several have front dormers and several have modest extensions on the two storey rear wings, at second floor level.

## Relevant History

The planning history for the application site can be summarised as follows:

### Application site

**2018/2167/P**- Erection of front dormer window and conservatory on second floor level rear roof terrace. **Granted 15/08/2018**

**2015/4090/P**- Variation of condition 3 (approved plans) of planning permission 2014/3543/P granted 07/08/2014 (for the erection of front dormer window to flat), namely to increase the width of the proposed dormer window. **Granted 04/09/2015**

**2014/3543/P**- Erection of front dormer window to flat. **Granted 07/08/2014**

### Neighbouring properties

#### 55 Shirlock Road

**2022/0873/P**- Erection of front dormers; demolition and replacement of rear dormer; removal of window to side elevation. **Granted 02/09/2022**

#### 56 Shirlock Road

**2018/5678/P**-Reconstruction of ground floor rear extension with additional corner infill. New sliding doors to rear second floor, reconstruction of conservatory to third floor, replacement of existing windows, two rooflights to main roof slope, replacement of fence on top of garden wall. **Granted 08/01/2019**

#### 15 Shirlock Road

**2016/6739/P**- Erection of single storey replacement rear extension with terrace above, side extension and dormer to the rear roofslope, and alterations to existing second floor extension of dwellinghouse (Class C3). **Granted 02/02/2017**

## Relevant policies

### **National Planning Policy Framework (2021)**

### **The London Plan (2021)**

### **Camden Local Plan (2017)**

- A1 Managing the impact of development
- D1 Design
- D2 Heritage



## **Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

## **Mansfield conservation area appraisal and management strategy 2008**

### **Assessment**

#### **1. The proposal**

1.1. Planning permission is sought for the erection of a front dormer extension and conservatory on the second-floor level rear roof terrace. It should be noted that similar front dormer windows have been previously granted at this site under planning permissions 2014/3543/P and 2015/4090/P and that under 2018/2167/P a front dormer window and conservatory on the second-floor level rear roof terrace were granted. Although now lapsed, the current application is effectively a renewal of the previous permission ref 2018/2167/P. Site circumstances and Local Plan policies have not materially changed since that decision; hence the assessment of the resubmitted scheme essentially remains the same.

#### **2. Revisions**

2.1 Officers were concerned with the design of the front dormer. The dormer was revised to reduce the solid panels and introduce more glazing. Additionally, two windows were removed, and the windows match the below in terms of style to provide consistency. The revisions are considered acceptable.

#### **3. Assessment**

3.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Amenity

#### **4. Design and Conservation**

4.1. 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 respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.

4.2. Several properties within this terrace have been extended with front roof dormers of different size and shapes. These now form part of its character. The front dormers are, in some places, wider than typical dormers but they still preserve a proportionate amount of roof slope. Taking into consideration the historical front dormers on this (and the other side of Shirlock Road) it is considered that the proposed front dormer would be in keeping with the prevailing pattern of development in this specific location. It should be noted a recent front dormer extension has been granted at no.55 under 2022/0873/P. The proposed front dormer would be proportionate to the host building and fit in with the existing character along the street and is considered to be acceptable.

4.3. The proposed conservatory on the second floor rear roof terrace would be similar to the existing conservatory extension at no. 38, and other second floor rear extensions up and down the terrace

(e.g. nos. 18, 32, 34 and 46). The projection of the rear extension at a height of 2m and depth of 3m would not impact adversely on the appearance or heritage value of the host building. Taking into account the size and scale of the host building, the extension is considered to be subservient.

4.4. The extension would be glazed with metal frames. This is not considered to adversely impact upon the character of the conservation area.

4.5. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

## **5. Residential Amenity**

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

5.2. The front dormer by reason of its position, size and orientation onto the street, would not result in an un-neighbourly development by way of overlooking or loss of light. The rear conservatory extension, by reason of its scale, height, depth and orientation would not result in a loss of light, loss of privacy or overbearing impacts on the neighbouring properties. The extension is screened by a brick wall from No.38. As such, there would be no loss of amenity for the occupiers of any neighbouring properties as a result of the proposals.

## **6. Recommendation**

6.1. Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26<sup>th</sup> June 2023 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2022/5661/P  
Contact: Enya Fogarty  
Tel: 020 7974 8964  
Email: [Enya.Fogarty@camden.gov.uk](mailto:Enya.Fogarty@camden.gov.uk)  
Date: 19 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Riccardo Milletari  
Flat 109 Textile House  
1 Killick way  
London  
E1 3FD  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**40 Sherlock Road**  
**London**  
**Camden**  
**NW3 2HS**

# DECISION

Proposal:

Erection of front dormer and rear extension on second floor level rear roof terrace

Drawing Nos: 292\_EX\_00\_REV A; 292\_PR\_01\_REV A; 292\_PR\_02\_REV A;  
292\_PR\_03\_REV B; 292\_PR\_04\_REV B; 292\_PR\_05\_REV B; 292\_PR\_06\_REV A;  
292\_PR\_07\_REV B; 292\_PR\_08\_REV B; 292\_PR\_09\_REV B; 292\_PR\_10\_REV B;  
Design and Access Statement dated 16th December 2022

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans;

292\_EX\_00\_REV A; 292\_PR\_01\_REV A; 292\_PR\_02\_REV A; 292\_PR\_03\_REV B; 292\_PR\_04\_REV B; 292\_PR\_05\_REV B; 292\_PR\_06\_REV A; 292\_PR\_07\_REV B; 292\_PR\_08\_REV B; 292\_PR\_09\_REV B; 292\_PR\_10\_REV B; Design and Access Statement dated 16th December 2022

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**