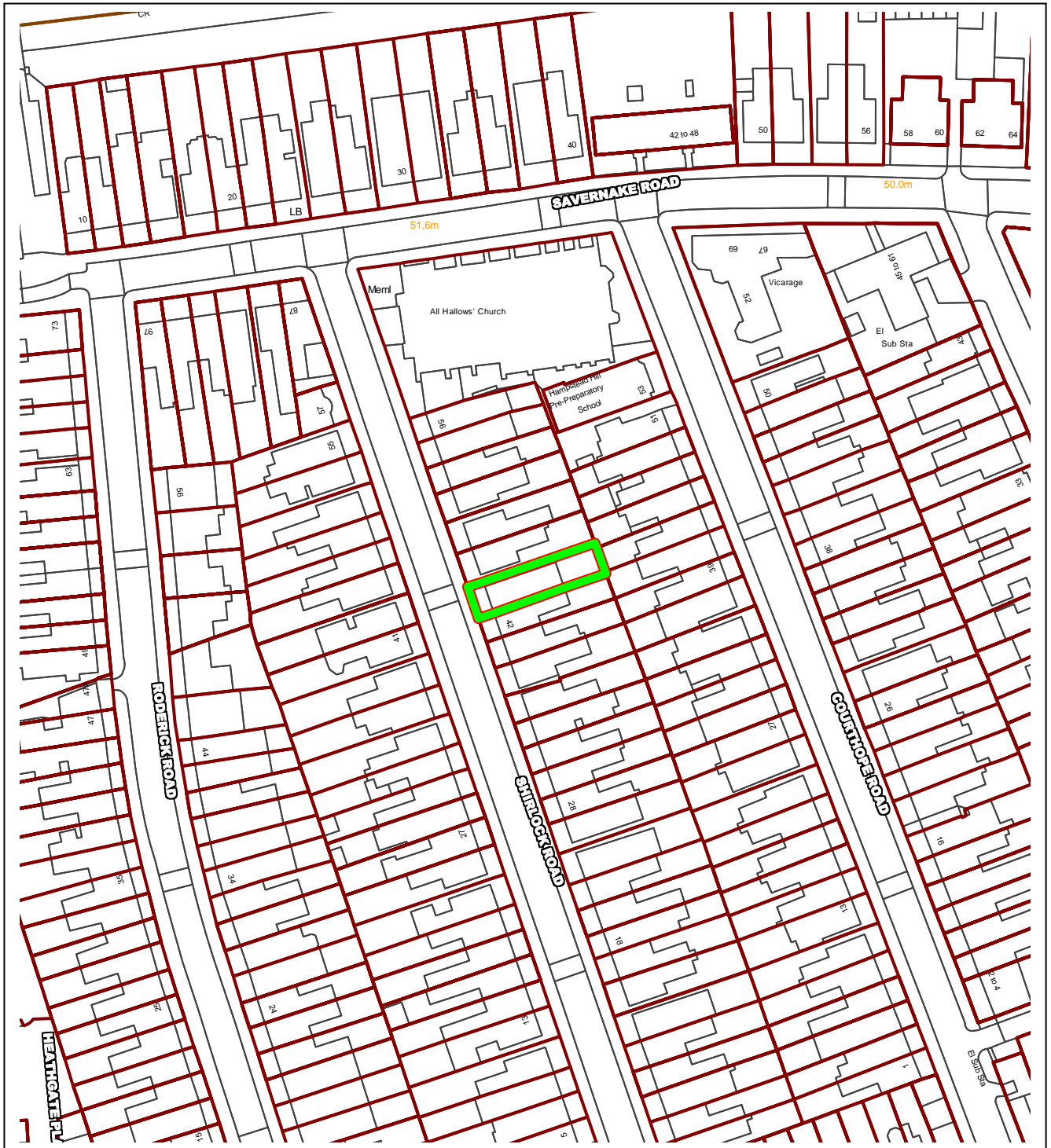


2023/1500/P - 44 Shirlock Road, London, NW3 2HS



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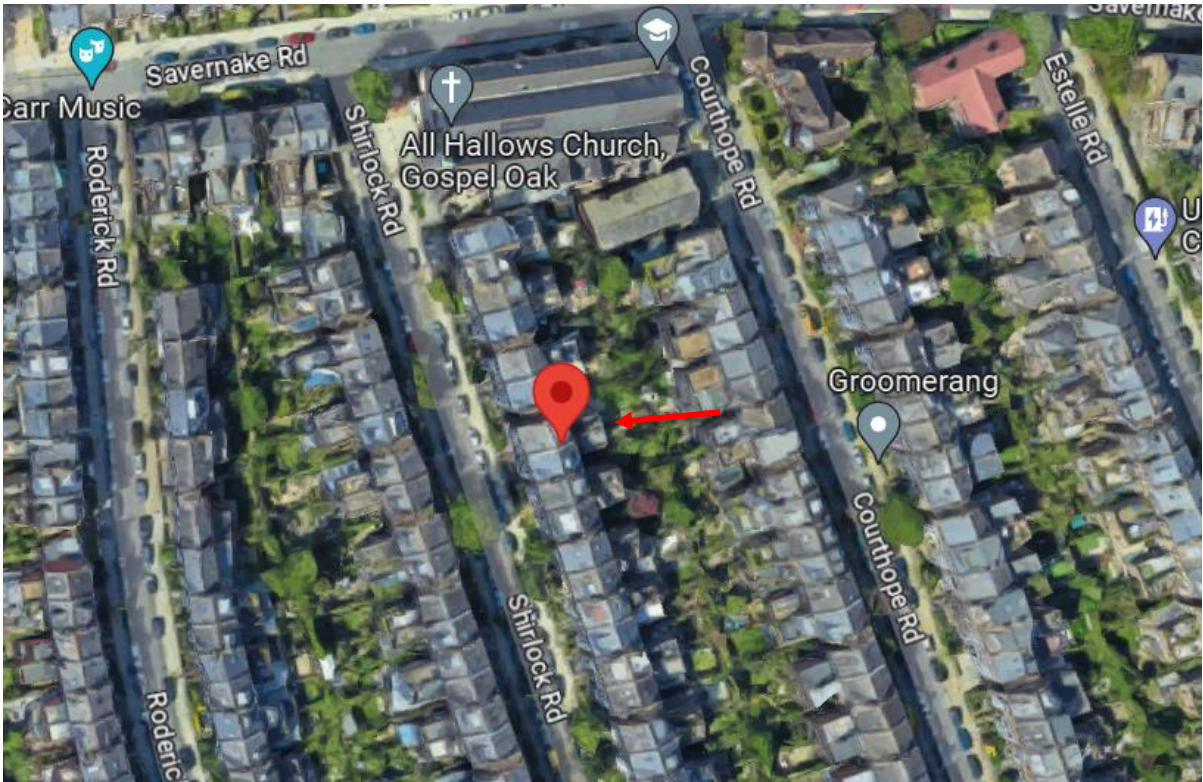


Photo 1 (above): Aerial view (source: Google 3D)

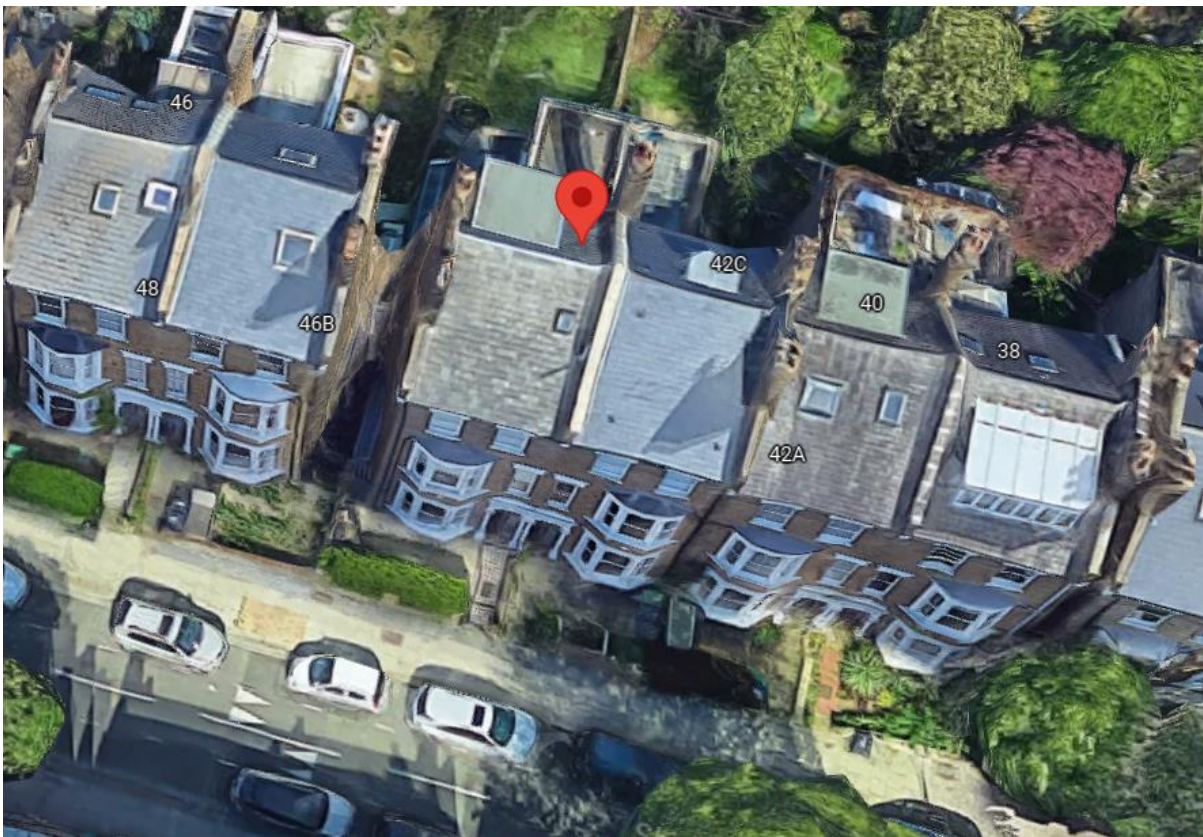


Photo 2 (above): Aerial perspective view (source: Google 3D)



Photo 3 (above): Street view photograph (source:Google 3D)

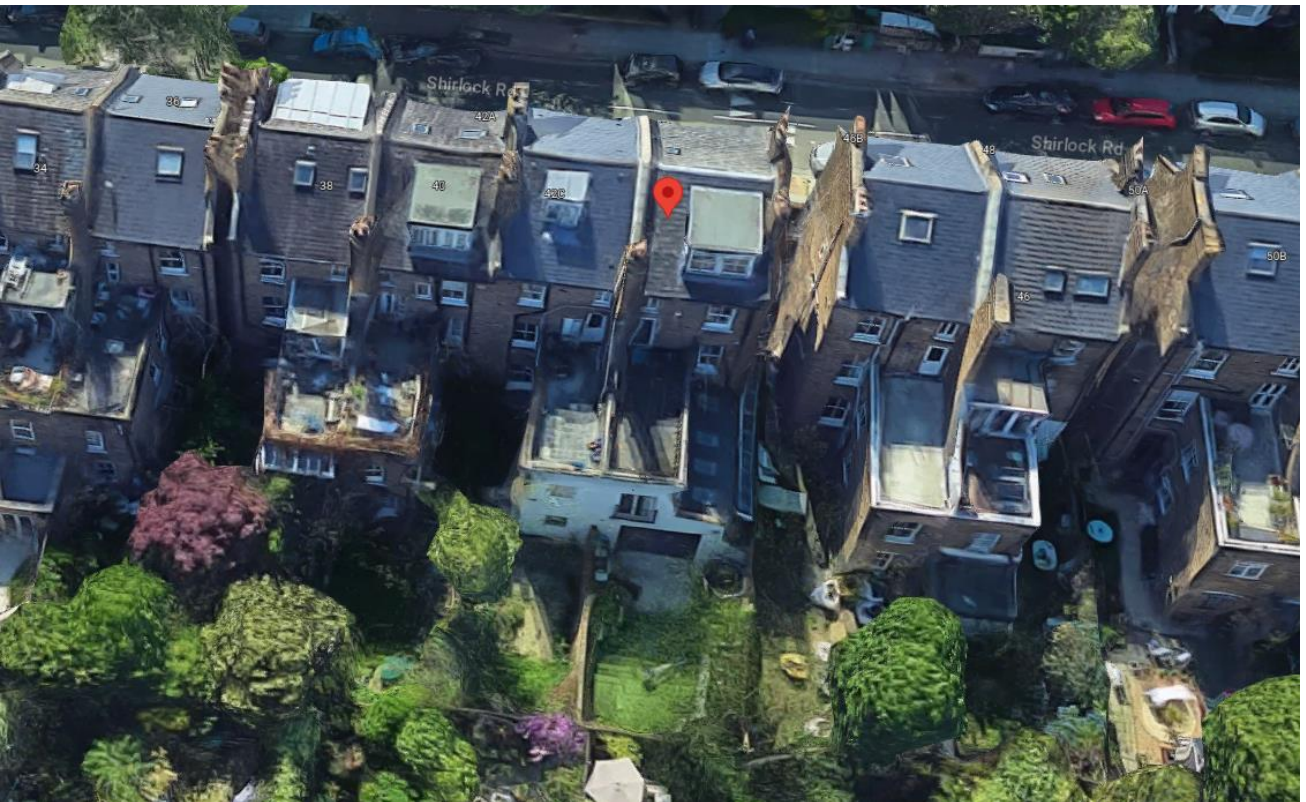


Photo 4 (above): Aerial perspective view (source:Google 3D)



*Photo 5 (above): Existing front elevation  
(source: submitted drawings)*



*Photo 6 (above): Proposed front elevation  
(source: submitted drawings)*



Photo 7 (above): Existing rear elevation  
(source: submitted drawings)

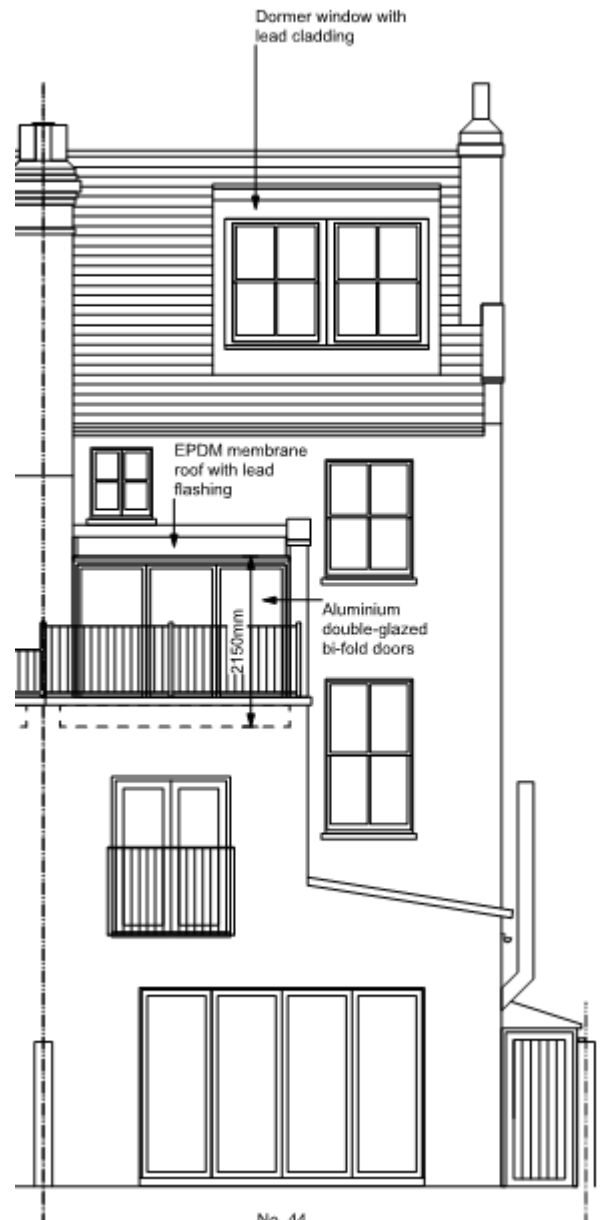


Photo 7 (above): Proposed rear elevation  
(source: submitted drawings)

<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/06/2023	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/06/2023	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren Ford				2023/1500/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 Shirlock Road London NW3 2HS				See Draft Decision Notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
New dormer window and conservation rooflight to the front elevation and a conservatory on the second floor roof terrace to the rear.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
<b>Summary of consultation responses:</b>		<p>No responses were received.</p> <p>Site notices were displayed near to the site on 17/05/2023 (consultation end date 10/06/2023).</p> <p>The development was also advertised in the local press on 18/05/2023 (consultation end date 11/06/2023).</p>					
<b>Mansfield CAAC comments:</b>		<p>Mansfield CAAC object on the following grounds:</p> <ul style="list-style-type: none"> <li>Object to the front dormer and rear conservatory</li> <li>The front dormer is far too bulky and is at odds with the CA appraisal</li> <li>The rear extension is an unattractive element which should be refused.</li> </ul> <p>Officer response: Design and heritage are material planning considerations and are discussed in section 3 below.</p>					

## Site Description

Three/four story Victorian terrace house located on the eastern side of Shirlock Road. 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

### Application Site:

**2016/5650/P:** Extend existing cellar to create additional habitable space within existing footprint at basement level (Class C3). **Refused, 21/02/2017.**

**2008/2849/P:** Enlargement of rear dormer window as an amendment to planning permission granted 07/12/2007 (ref: 2007/4033/P) for the erection of a single storey side infill extension at rear, including demolition of existing lean-to extension, and installation of new railings to create a roof terrace on the existing second floor flat roof at rear and erection of new rear dormer window to single family dwelling house. **Granted, 13/08/2008.**

**2007/4033/P:** Erection of a single storey side infill extension at rear, including demolition of existing lean-to extension, and installation of new railings to create a roof terrace on the existing second floor flat roof at rear and erection of new rear dormer window to single family dwelling house (Class C3). **Granted, 07/12/2007.**

### Neighbouring Properties:

**2022/5661/P (40 Shirlock Road):** Erection of front dormer and rear extension on second floor level rear roof terrace. **Granted, 03/07/2023.**

## Relevant policies

**The London Plan (2021)**

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

**Camden Local Plan (2017)**

D1 Design

D2 Heritage

A1 Managing the impact of development

**Camden Planning Guidance (CPG)**

CPG Design (2019)

CPG Amenity (2018)

CPG Home Improvements (2021)

**Mansfield Conservation Area Appraisal and Management Strategy (2008)**

## Assessment

### 1. Proposal

- 1.1. Planning permission is sought for a new dormer window and conservation rooflight to the front elevation and a conservatory on the second-floor roof terrace to the rear.
- 1.2. The front dormer has been revised to replicate that approved at 40 Shirlock Road (2022/5661/P).

### 2. Considerations

- 2.1. Key planning issues to be considered are as follows:
  - Design & Heritage
  - Neighbouring Amenity

### 3. Design & 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 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.
- 3.2. Several properties within this terrace have been extended with front roof dormers of different sizes and shapes. These now form part of its character. Further, a front dormer was recently approved at 40 Shirlock road (2022/5661/P) and the design of the proposed dormer is very similar to that in terms of design and size. Taking into consideration to historical front dormers on this (and the other) side of Shirlock Road and the dormer recently approved at 40 Shirlock Road (2022/5661/P) and 55 Shirlock Road (2022/0873/P), it is considered that the proposed front dormer would be in keeping with the prevailing pattern of development in this specific location. 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.
- 3.3. The proposed conservatory on the second-floor roof terrace is appropriately scaled to align with the other extensions along the terrace (e.g. nos. 18, 32, 34 and 46) and the recently approved conservatory at no. 40 (2022/5661/P). The projection of the rear extension at a height of 2m and depth of 2.7m 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 to the existing dwelling.
- 3.4. The proposed materials, including brickwork to match existing and aluminium double-glazed bi-fold doors are acceptable and are not considered to adversely impact upon the character of the conservation area.
- 3.5. Overall, the works are considered to respect and preserve the existing property and its appearance. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the Mansfield Conservation Area and is thus in accordance with policies D1 and D2 of the Camden Local Plan 2017.

### 4. Neighbouring Amenity

- 4.1. 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.

- 4.2. The front dormer by reason of its position, size and orientation onto the street, would not result in undue amenity related effects by way of overlooking or loss of light.
- 4.3. 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, noting that the extension would be screened by the existing brick wall at no. 42. As such, there would be no loss of amenity for the occupiers of any neighbouring properties as a result of the proposals. It is noted that the likes of privacy screens are not considered necessary given that the roof terrace is already authorised, and privacy related effects would not be increased when the proposal is compared with the existing situation.

## **5. Recommendation**

- 5.1. 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 18<sup>th</sup> September 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: 2023/1500/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 5 September 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)

Bill Baynes Architecture  
6 Sackville Close  
LEWES  
BN7 1BS  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Householder Application Granted**

Address:  
**44 Shirlock Road**  
**London**  
**Camden**  
**NW3 2HS**

# DECISION

Proposal:

New dormer window and conservation rooflight to the front elevation and a conservatory on the second floor roof terrace to the rear.

Drawing Nos: Site Location Plan, Block/Site Plan 10/04/2023, PL01, PL02, PI03, PL04, PL05, PL06, PL07, PL08, PL09, PL10, PL11, PL12, PL13, PL14 Rev A, PL15 Rev A, PL16 Rev A, PL17 Rev A, PL18, PL19, PL20, Design and Access Statement 10th April 2023

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: Site Location Plan, Block/Site Plan 10/04/2023, PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL08, PL09, PL10, PL11, PL12, PL13, PL14 Rev A, PL15 Rev A, PL16 Rev A, PL17 Rev A, PL18, PL19, PL20, Design and Access Statement 10th April 2023

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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**