

Delegated Report		Analysis sheet		Expiry Date:		02/09/2013	
		N/A		Consultation Expiry Date:		15/08/2013	
Officer				Application Number(s)			
Miheer Mehta				2013/4290/P			
Application Address				Drawing Numbers			
11 Princess Mews London NW3 5AP				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Mansard extension at second floor level, use of part of the roof as terrace with associated balustrade to single dwelling house (Class C3)							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site Notice – 17/07/2013 – 07/08/2013 Ham & High – 25/07/2013 – 15/08/2013 Consultation Letters were sent out on 11/07/2013. No responses received.					
CAAC/Local groups comments:		Belsize CAAC – No objection Belsize Residents Association - It is not possible to properly inspect this application as the drawings do not match the description, there is no drawing of the mansard extension or balustrade.					

Site Description

The application site is a two storey mews property located within Princess Mews, just off Belsize Lane. The building has a roof extension which provides residential accommodation. The property is identified as making a positive contribution to the Primrose Hill Conservation Area.

Relevant History

No relevant planning history

Relevant policies

National Planning Policy Framework (March 2012)

The London Plan (July 2011)

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Primrose Hill Conservation Area Statement 2000

Camden Planning Guidance 2011

CPG1 (Design)

CPG 6 (Amenity)

Assessment

Background

The application proposes to demolish part of the existing mansard roof extension and replace it with a larger mansard roof and associated front dormer window at second floor level. The proposal seeks to provide a better standard of living accommodation in the roof by providing 2 bedrooms and en-suite bathrooms. The proposal also incorporates a roof terrace which sits above the mansard and would be enclosed by a balustrade.

The main planning issues associated with the proposed development relate its visual impact on the host building and wider conservation area and the potential impact on residential amenity. These are addressed below in the context of planning policy and other material considerations.

Design/visual impact

The application site is located within the Belsize Park Conservation Area and under Policy DP25 the proposed mansard roof is required to preserve and enhance the character and appearance of the property and the street scene.

There are a number of other full mansard roof extensions along the mews within which the property is sited and therefore the principle of development is acceptable. In addition, the proposal will enable the removal of an unsightly lantern skylight from the roof which is welcomed as this will enhance the appearance of the property.

The mansard roof is proposed to slope back from the front elevation of the property at an angle of approx. 70°, which would ensure that it does not represent an over dominant feature on host building and respects its architectural features. In addition, the proposed dormer window on the front elevation is considered to have regard to the portions of the roof space through being set below the ridge line, and in by more than 500mm on either side.

The proposal is considered acceptable in design terms as it would preserve and enhance the character and appearance of the conservation area, in accordance with the guidance set out in CPG1 and policies DP24 and DP25 of the LDF.

Impact on the residential amenity

The proposed mansard roof extension would not cause harm to the living conditions of the occupiers of neighbouring properties in respect of loss of outlook or daylight/sunlight.

The roof terrace has been set-in from the boundaries of the roof area. This would prevent the roof terrace from being dominant in size and would also avoid significant noise issues from large groups of people locating themselves on the terrace.

However, to retain the privacy of the occupiers of flats to rear (No's 44-46 Belsize Lane) a condition should be attached to the decision notice requiring the use of the roof terrace to be only within the enclosed balustrade.

Based on the above considerations, the proposal is in accordance with design guidance in CPG5 and DP26 of the LDF.

Recommendation

Grant planning permission.