

Delegated Report		Analysis sheet		Expiry Date:		22/03/2013	
		N/A / attached		Consultation Expiry Date:		22/02/2013	
Officer				Application Number(s)			
Hugh Miller				2013/0421/P			
Application Address				Drawing Numbers			
28 Rousden Street London NW1 0ST				See draft decision.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of mansard roof extension at third floor level to include front and rear dormer windows, erection of single storey rear extension at ground floor level to include access staircase, 1 x roof light, roof terrace, glazed balustrade and timber screen at first floor level rear as replacement of existing rear extension, alteration to window on rear elevation at first floor level of single dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	01	No. of objections	00
				No. Electronic	01		
Summary of consultation responses:		<p>Application advertised in Ham & High 14/02/2013, expires 07/03/2013.</p> <p>Site Notice displayed 06/02/2013, expires 27/2/2013.</p> <p><u>1 Lucan Rd</u> - Comment</p> <p>Has an assessment been carried out to find out what impact this will have on light in the neighbouring garden?</p> <p>My husband and I own the ground floor flat - 27 Rousden Street.</p> <p><i>Officer Comment:</i> See Amenity Section below</p>					
CAAC/Local groups* comments: *Please Specify		No CAAC.					

Site Description

The application site is situated within a terrace on the south side of the Rousden Street. The property has been sub-divided into two flats and Flat 27b currently occupies the first and second floors. *Camden Broadway Conservation Area Appraisal and Management Strategy* notes the strong sense of enclosure to Rousden Street. With the majority of buildings being 3-4 stories and built directly onto the pavement. No.27 forms part of a terrace (No's 26-33) which is identified as making a positive contribution to the conservation area. The Grade II listed buildings (Greenwood Almshouses) also sit opposite the site.

Relevant History

27B Rousden Street

24/05/2012 – **PP granted** - Erection of mansard roof extension to create new third floor level with two dormer windows to front, and creation of rear roof terrace to residential flat (Class C3).

29 Rousden Street:

16/02/2012 – **PP granted** - Erection of a single storey ground floor rear extension and mansard roof extension at third floor of dwelling house (ref. 2012/0061/P). This consent has not yet been implemented.

30 Rousden Street:

05/10/2009 – **PP granted** - for the erection of a mansard roof extension to a single family dwellinghouse (ref. 2009/3461/P). This consent was not built in accordance with the approved plans which have resulted in a rear balcony being located at main roof level and is the subject of ongoing enforcement investigations.

31 Rousden Street:

29/11/2005 – **PP granted** - for the erection of a single storey rear extension and mansard roof extension to dwellinghouse (ref: 2005/4059/P). This permission has been implemented.

Relevant policies

Local Development Framework

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

Development Policies

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance 2011

CPG1 (Design): Section 4 - Extensions, alterations and conservatories, Section 5 – Roofs, terraces and balconies

CGP6 (Amenity)

Camden Broadway Conservation Area Appraisal & Management Strategy

NPPF 2012

The London Plan 2011

Assessment

Proposal

- ✓ *Erection of mansard roof extension at third floor level to include front and rear dormer windows,*
- ✓ *Erection of single storey rear extension at ground floor level to include access staircase, 1 x roof light, roof terrace, glazed balustrade and timber screen at first floor level rear, following demolition of existing rear extension*
- ✓ *Alteration to window on rear elevation at first floor level of single dwelling house (Class C3).*

During the determination of this application the privacy screen height was reduced to 1.5m and lactic designed replaced the closed board design.

The main issues are design and impact on the appearance of the building and appearance of the conservation area; residential amenity.

Design and appearance

Roof extension

Mansard roof extensions are common feature at the roof level on the south side of the terrace and are at houses nos. 21; 23, 24, 25, 27B; 29; 30, 31. On the front elevation, the proposed mansard roof mirrors the detail design of those adjacent the site and also the development which was approved at Nos.27B & 29 (*see planning history section above*). The rear of the mansard roof would not have a traditional design and comprises a shallow depth roof terrace including French doors set behind the existing raised parapet wall. The timber double-glazed doors would have similar appearance to the dormer.

In terms of scale and proportions it is considered that the proposed roof extension would be subordinate to the host building and is acceptable. The French doors and roof terrace would be discretely obscured when viewed from the public realm specifically from Randolph Street. It would also not be visually dominant when viewed from the semi-private areas of the commercial units of the rail viaduct immediately rear of the host building. No alterations are proposed for the front elevation.

In detailed design terms, the materials which are proposed (comprising slate tiles and timber aluminium French doors and PC aluminium/ timber double glazed sliding sash windows) largely match those on the neighbouring properties and ensure that the historic character of the streetscene is retained.

Single-storey rear extension

A largely full depth single –storey rear extension would be replaced by an ‘L’ shaped full-depth single-storey extension. The proposed extension in terms of design, materials and execution is considered acceptable as it would set behind the common brick boundary and not being visible from the semi-private commercial Yard or Rudolph Street. At the roof level a lactic timber screen at 1.5m height on the south and south-east sides is proposed. Its design and height in this location is considered satisfactory.

The proposed access to the roof terrace by way of window alteration at 1st floor rear would retain the appearance of the existing window and thus would not harm the appearance of the host building.

Based on the above considerations the proposal is in accordance with the design guidance set out in CPG1 and policies DP24 and DP25 of the LDF as it preserves the character and appearance of the Camden Broadway Conservation Area.

Neighbour amenity

It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

Roof extension: The proposed mansard roof extension, in terms of its location at main roof level

would not impinge upon any amenity issues such as noise, or sunlight and daylight. It is considered the French doors within the proposed mansard, by virtue of their outlook and proximity to neighbouring windows, would be of no greater detriment to the privacy of the surrounding properties than the existing buildings' arrangement.

Rear extension: The existing rear openings and gardens are orientated south ward. No.27 has a part single-storey, part 2-storey closet wing and no.29 has single storey rear closet wing of which the proposal would be of similar footprint. It is considered that the proposed rear ground floor level extension, by virtue of its position of matching height and depth, would not impinge on any amenity issues such as outlook, or loss of sunlight and daylight to either occupiers' at nos. 27 or 29.

Timber screen: On the east side, a lattice timber screen would be erected adjacent to no.29 and at the rear. On the west side, no.27 a part single-storey, part 2-storey closet is erected. The proposed timber screen at 1.5m height is considered preferable here, rather than the 1.7m to minimise its impact on the residential occupiers at no.29 in terms of their outlook and views. In this instance, it is considered reasonable because at 1.5m high the privacy screen would not cause any significant additional harm to outlook, or views and is considered acceptable.

At no.27, the window closest to the proposed terrace is associated with its internal staircase and the proposed roof terrace would not cause any significant additional harm to neighbouring occupiers' privacy and the proposal is acceptable.

Mayor's CIL: The roof and ground floor extensions are less than 100sqm net and therefore CIL is not required.

Recommendation: Grant planning permission