

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>13/12/2012</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>06/12/2012</b>
<b>Officer</b>			<b>Application Number</b>		
Aysegul Olcar-Chamberlin			2012/5508/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
6 Egbert Street London NW1 8LJ			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal</b>					
Erection of mansard roof extension to add additional living space and alterations to first floor rear elevation involving infilling of casement windows all in connection with existing first and second floor maisonette (Class C3).					
<b>Recommendation:</b>		Grant conditional planning permission			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was displayed from 15/11/2012 to 06/12/2012. A press notice was advertised on 15/11/2012 and expired on 06/12/2012.</p> <p>The owner of Basement Flat at 6 Egbert Street (6a) objected to the proposal. In summary, his concerns are:</p> <ul style="list-style-type: none"><li>• Not clear whether the flat is being improved to sell or rent;</li><li>• Noise nuisance and dirt during construction;</li><li>• Noise from the roof terrace.</li></ul> <p>The owner of the basement flat commented as follows:</p> <ul style="list-style-type: none"><li>• There should be a strict agreement for working hours and no weekend working;</li><li>• Applicant should pay the rent of a space to work if noise levels make impossible to work at home;</li><li>• The roof terrace is not necessary as there are two parks so nearby.</li></ul> <p><i>Officer's response to representations: Noise from demolition and construction works is subject to control under the Control of Pollution Act 197 (see informative). The roof terrace has been deleted from the proposal. Other issues are addressed in assessment part of the report.</i></p>					
CAAC/Local groups comments:	<p><b>Primrose Hill CAAC</b> raised no objection to the proposal and made the following comments:</p> <ul style="list-style-type: none"><li>• A condition should be imposed to ensure that no pipework of any kind is added to the front elevation, to protect the uniformity of the front elevation of the terrace as a whole.</li><li>• The maintenance of the butterfly profile parapet at the rear is important.</li></ul> <p><i>Response: Such a condition would not be necessary in this case as the proposed front elevation does not show any pipework. The butterfly profile parapet retained at the rear.</i></p>					

## Site Description

The application site is a three storey Victorian mid-terrace property plus semi-basement level on the west side of Egbert Road in the Primrose Hill Conservation Area. The property has been divided into three dwellings (basement flat, ground floor flat and first-second floors maisonette) and identified as making a positive contribution to the appearance and character of the conservation area.

## Relevant History

### Application property:

**TP4861** – Planning permission was granted on 12/06/1964 for converting the existing dwelling-house, into three units of residential accommodation and to erect an addition at the rear in connection therewith.

### 1 Egbert Street:

**2004/3173/P** – Planning permission was granted on 24/09/2004 for the erection of an additional floor at roof level, installation of a door to replace an existing window on the rear elevation at ground floor level; self-containing two non-self contained flats; formation of a crossover to garage.

### 2 Egbert Street:

**CTP/J10/7/2/35941** – Planning permission was refused on 25/05/1983 for the construction of a roof terrace on top of the existing roof extension on amenity grounds.

### 3 Egbert Street:

**17256** – Planning permission was granted on 26/10/1973 for the erection of an additional storey at 3 Egbert Street, NW1 to provide an additional habitable room.

### 8 Egbert Street:

**H10/12/13/9107** – Planning permission was granted on 30/07/1970 for the Conversion of existing building into two maisonettes together with the erection of an additional room at roof level.

### 9 Egbert Street:

**PE9800538R2** – Planning permission was granted on 04/02/1999 for the change of use and works of conversion to form a single dwellinghouse together with the erection of a mansard roof extension and an external stair at rear ground to first floor levels, and the replacement and alteration of various windows at the rear.

### 10 Egbert Street:

**8701073** – Planning permission was granted on 29/07/1987 for the erection of a roof extension.

### 11 Egbert Street:

**PE9800718R1** – Planning permission was granted on 06/07/1999 for the erection of a mansard roof extension, and a single storey rear extension at lower ground floor level.

### 13 Egbert Street:

**PE9700409R1** – Planning permission was granted on 24/02/1998 for the retention of a roof extension and a single storey rear extension at third floor level, and change of use from three flats into one house.

### 14 Egbert Street:

**PEX0001106** – Planning permission was granted on 30/07/2001 for the erection of a mansard roof extension with two dormer windows at front and alterations at first floor rear to include new French doors and increase the height to the brick wall to the ground and first floor rear terraces.

## Relevant policies

### **LDF Core Strategy and Development Policies (2010)**

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

### **Camden Planning Guidance (2011)**

CGP1 – Design

CPG 6 - Amenity

### **Primrose Hill Conservation Area Statement (2000)**

## Assessment

### **Proposal**

The original proposal was for the erection of mansard roof extension to add additional living space and alterations to first floor rear elevation involving installation of balustrading and replacement of windows with door to use flat roof of existing rear wing as roof terrace all in connection with existing first and second floor maisonette (Class C3).

Following the case officer's concerns over the overlooking impact of the proposed first floor roof terrace on the neighbouring properties, the applicants omitted that part of the proposal from the proposed scheme. The proposal is now for a mansard roof extension with two dormer windows on the front elevation and two rooflights on the rear roof slope and infilling of casement windows on the first floor rear elevation.

The proposed roof addition would provide an additional habitable floor space of approximately 33.5sqm to the existing maisonette.

### **Design and Appearance**

Policy DP24 states that the Council will require all developments, including alterations and extensions to be of the highest standard of design and respect character, setting, form and scale of the neighbouring properties and character and proportions of the existing building. Policy DP25 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation areas.

Section 5 of CPG1 considers the mansard roof type of roof extension to be the most appropriate form of extension for a Georgian or Victorian dwelling provided that there is such an established roof form in a group of buildings or townscape where a roof extension is proposed. If a roof extension is considered to be acceptable to a property which is similar to the application property (with hidden roofs behind the front parapet and rear butterfly parapet), page 32 of the Primrose Hill Conservation Area Statement advises that roof extension should be significantly set back from the street elevation and butterfly parapet should be retained at the rear.

Many of the terrace properties on either side of Egbert Road and nearby streets (e.g. Chalcot Road) have mansard roof extensions. There are seven properties on the terrace which the application site forms part, four of which have mansard roof extensions. Five out of seven properties on the opposite side also have mansard roof extensions. Some of these mansard roof extensions are less sympathetic to the traditional form of the terraces on Egbert Street and many of the mansard roof extensions have front dormer windows. Mansard roof form is not an original feature to the area, but such mansard roof extensions have now become part of the characteristic features of the streetscape. In the light of this, a mansard roof extension to the application site is considered to be acceptable in principle.

The proposed mansard roof extension would adjoin the existing raised parapet wall of the mansard

roof extension at the adjoining property (no 8) and would be set back by approximately 0.5m from the front parapet. It would have two sash dormer windows on the front elevation. The proposed front dormer windows would be traditional sash windows, smaller than the sash windows below and would be aligned with the windows below. As part of the proposal, a side parapet wall with no 4 would be raised to the same height as the parapet wall with no 8. The butterfly parapet wall would be retained at the rear. The proposed rooflights on the rear roofslope would be in timber and flush with the roofslope. Traditional materials such as natural slate, lead flashing and matching brick work to the existing would be used in the proposed mansard roof extension.

The detailed design of the proposed mansard roof extension would be in accordance with the Camden Planning Guidance and Conservation Area Statement. The proposed mansard roof extension is considered to respect the features of the existing building and to be in keeping with the established pattern of the development in the area. The proposal is considered to be acceptable in design terms.

### **Amenity**

Policy DP26 aims to protect the quality of life of neighbours that might be affected by developments. The proposed mansard roof extension would not cause any material loss of daylight, outlook or privacy to the neighbouring properties.

The separation distance between the application property and the property on the opposite side of Egbert Street (no 5) is 15m. Therefore there is mutual overlooking between the terraces on the either side of Egbert Street within less than 18m. There would be nearly 16m separation distance between the proposed front dormer windows and the front dormer windows of the neighbouring property on the opposite side. Although this is slightly below the Council's guidance (18m) it is difficult to achieve 18m distance in an urban environment. The separation distance between the application property and the rear of 13 Fitzroy Road (directly facing the rear of application property) is more than 25m. The proposed mansard roof extension is not considered to significantly worsen the existing overlooking between the application property and the neighbouring properties.

### **Others**

The proposal is not liable for MoL's CIL as it would add less than 100sqm floorspace to the existing maisonette.

### **Conclusion**

The proposal is considered to respect the architectural features of the existing building and would not to harm the appearance and character of the streetscape or the wider conservation area. The proposal would also not raise any materials amenity issues that could adversely affect the neighbouring properties. Therefore, the proposal is considered to be acceptable in terms of design and amenity.

**Recommendation:** Grant conditional planning permission.

### **DISCLAIMER**

Decision route to be decided by nominated members on Monday 10<sup>th</sup> December 2012.  
For further information please click [here](#).