

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/12/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		22/11/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Philip Niesing				2012/5208/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
61 Roderick Road London NW3 2NP				Refer to 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>							
Replacement of an existing timber and steel balustrade with a brickwork balustrade to the first floor roof terrace at rear elevation (Class C3).							
<b>Recommendation(s):</b>		Refuse 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	16	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site Notice 24/10/2012 until 14/11/2012 Press Notice 01/11/2012 until 22/11/2012  No response was received.					
<b>CAAC/Local groups comments:</b>		The Mansfield CAAC raises <b>no objection</b> but comments as follows:  <i>'Provided bricks are London stock to match existing'</i>					

## Site Description

The application site is located on the western side of Roderick Road and comprises a three storey mid terrace dwellinghouse. The property benefits from two roof terraces on the rear closet wing, one at first floor level and another, which appears unauthorised (access gained through a window) at second floor level.

The building itself is not listed, however the lies within Mansfield Conservation area and as noted in the Mansfield Conservation Area Appraisal and Management Strategy, 2008, all the original buildings in the area make a positive contribution unless otherwise listed.

The surrounding area is characterised by similar terraced properties in residential use.

## Relevant History

**2011/3597/P** Certificate of Lawfulness (Proposed) Use of premises as a single dwelling house (Class C3). **Granted** on 23/09/2011

**2012/0901/P** Certificate of Lawfulness (Proposed) Erection of a single storey rear extension, alteration to windows and doors on rear elevation with green roof at first and third floors and installation of rooflights to dwelling (Class C3). **Granted** on 19/04/2012

**2012/0903/P** Erection of wall to front boundary (to replace railings) and installation of bin store within front garden of dwelling house (Class C3) **Granted** on 18/04/2012

**2012/1100/P** The erection of a dormer window at the rear roof slope to residential dwelling (Class C3) **Granted** on 16/04/2012

**2012/1304/P** Installation of 1x roof light to the rear roof slope, installation of glazed door to replace window and door at second floor level to rear elevation, replacement of balustrade to roof terrace and re-cladding of existing rear extension at second floor level of single dwelling house (Class C3). **Granted** on 11/05/2012

## Relevant policies

### LDF Core Strategy and Development Policies, 2010

CS1 - Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance, 2011

CPG1 (Design) (Paragraphs 5.23-5.24)

CPG6 (Amenity)

### Mansfield Conservation Area Appraisal and Management Strategy Adopted, 2008

### NPPF, 2012

## Assessment

### Overview and Proposal

Planning permission is sought to replace the existing metal and timber balustrade associated with the first floor roof terrace with extended brickwork, 1.1m above the terrace level. The proposal is to utilise London stock bricks to match the walls of the closet wing.

### Design and appearance

Policies CS14, DP24 and DP25 of Camden's Local Development Framework seek to promote high quality places and conserving Camden's heritage. Policy CS14 states that the Council will ensure Camden's places

and buildings are attractive, safe and easy to use by inter alia *'preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas...'*. The property lies within Mansfield Conservation Area, and any alterations/extension to the building should therefore *preserve and enhance* the character and appearance of this conservation area.

It should be noted that the proposal to replace the existing metal and timber balustrade with London stock bricks was also the subject of a previous application, ref 2012/1304/P. However, following planning officer advice the drawings were revised and permission was granted for replacement horizontal timber boards, rather than brickwork.

Paragraph 5.24 of CPG1 advocates that balconies and terraces should form an integral element in design of elevations. It states that the *'key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located.'* Although the proposal relates to an existing balcony, careful consideration should be given to the impact of the extended brickwork on the design and proportions of the rear elevation of host building and the wider terrace. It is noted that a number of roof terraces can be seen from the application site, some which have simple traditional metal balustrade which are considered unobtrusive and respectful to the rear elevation, whilst others are overly dominant and visual intrusive due to the materials used and the height thereof. The latter should not set a precedent for similar development as they fail to preserve and enhance the wider Mansfield Conservation Area.

The proposal is to raise the brickwork of the existing rear closet wing by approx. 1m (measuring 1.1m from the roof terrace). Notwithstanding the fact that matching London stock bricks would be utilised, it is considered that brickwork, given its solid and permanent nature would be inappropriate in this instance and at this level. In accordance with CPG1 the detailed design of balconies and terraces need *'to reduce the impact on the existing elevation'*. In this instance the subject closet wing mirrors the closet wing of number 63 Roderick Road, which benefits from a terrace at this level with a simple metal balustrade. The proposal to extend the brickwork would effectively mean increasing the height of the rear closet wing which would materially harm the proportions of the rear elevation of the host building and the wider terrace, particularly the relationship between the adjoining closet wing. It is also noted that the rear elevation of the terrace is not only visible from the neighbouring properties, but also from long views the public realm, i.e. from Constantine Road.

For the reasons mentioned above, it is concluded that the proposal would materially harm the design and appearance of the rear elevation of this mid terrace property, and thus fail to preserve and enhance the character and appearance of Mansfield Conservation Area, contrary to Policies CS14, DP24 and DP25 of Camden's Local Development Framework.

### **Amenity**

The Council has a duty to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause material harm to amenity in accordance with Policies CS5 and DP26 of the LDF.

It is acknowledged that the proposed raised brickwork on the parapet of the rear closet wing may block some daylight and sunlight to the neighbouring properties; however given the nature of the existing balustrade, what has been approved under ref 2012/1304/P and the orientation of the terrace (rear elevation fronting south) it is not considered that the raised brickwork would have such a material impact on the amenities enjoyed by the occupiers of the neighbouring properties in terms of loss of daylight or sunlight that would warrant refusal of permission on these grounds.

The proposal relates to an existing roof terrace and would not give rise to additional overlooking, loss or privacy or noise nuisance.

### **Recommendation**

Refuse planning permission