

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>16/08/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>18/07/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Philip Niesing				2012/1881/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
37 Brecknock Road London N7 0BT				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>							
Erection of a mansard roof extension in connection with first floor dental surgery (Class D1).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>11</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>One letter of <b>objection</b> was received from the occupier of the ground floor commercial unit, i.e. number 37A Brecknock Road. The reason for objecting relates solely to the construction phase of the development, and how this would affect the ground floor unit which operates as a bakery.</p> <p><i>Officer note:</i> Noise and disturbance from construction works is subject to control under the Control of Pollution Act 1974. Noise nuisance from building works are therefore covered under separate legislation and are thus not relevant to the determination of this planning application. An informative will remind the applicant of this.</p>					
<b>CAAC/Local groups comments:</b>		n/a					

## Site Description

A 4-storey end of terraced property situated on the west side of Brecknock Road, north of the junction with Hargrave Place and south of the junction with Leighton Road. The lower ground and upper ground (front) floors comprise a retail shop use occupied by a bakery and the upper ground (rear), first and second floors were seen to comprise a dental surgery. The planning history of the site (see below) would appear that the second floor of the building has a lawful use for residential purposes.

The surrounding area is characterised by a mix of uses, including residential and commercial. Buildings are predominantly 3 to 4 storey in height. The building is not within a conservation area neither is it listed. The building is located within a designated Neighbourhood retail centre. It is also noted that planning permission was granted in 2009 for the demolition and rebuilt of number 39 Brecknock Road (see below).

## Relevant History

**CTP/F13/15/29/27984** Change of use of the basement and ground floor of the building at rear from stores and premises ancillary to the shop unit to Dental Surgery and Waiting Room on ground floor, and rooms ancillary to the Surgery in the basement. **Granted** on 12/04/1979

**8802682** Change of use of 1st and 2nd floors from residential to dental surgery. **Refused** on 28/02/1989

**PEX0200978** The continued use of the first floor of the premises as a dental surgery (class D1) and the change of use of the second floor from residential use (class C3) to dental surgery (class D1); to create additional floorspace for the existing dental surgery on the ground floor. **Refused** on 27/11/2003

**2004/2110/P** Application for Certificate of Lawfulness for the existing use of first floor as a Dental Surgery (Class D1). **Granted** on 23/11/2004

**2011/3883/P** Erection of rear infill extension at upper ground floor level and separate rear extension at first floor level to dental surgery (Class D1). **Granted** on 06/10/2011

**2012/0713/P** Application for Certificate of Lawfulness for the use of second floor level as dental surgery (Class D1). **Refused** on 18/05/2012

**2012/3044/P** Change of use from residential use (Class C3) to dentist use (Class D1) at the second floor level. **Under consideration**

*39 Brecknock Road*

**2008/4782/P** Erection of new building comprising a Class A1 retail unit at ground and mezzanine in front and 3 self-contained flats in a 3 storey plus attic building behind, following demolition of existing building (containing retail unit and 2 flats). **Granted** on 14/10/2009

## Relevant policies

### **LDF Core Strategy and Development Policies, 2010**

CS4 (Areas of more limited change)  
CS5 (Managing the impact of growth and development)  
CS7 (Promoting Camden's centres and shops)  
CS10 (Supporting community facilities and services)  
CS13 (Tackling climate change through promoting higher environmental standards)  
CS14 (Promoting high quality places and conserving our heritage)

DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses)  
DP15 (Community and leisure uses)  
DP16 (The transport implications of development)  
DP22 (Promoting sustainable design and construction)  
DP24 (Securing high quality design)  
DP26 (Managing the impact of development on occupiers and neighbours)

### **Camden Planning Guidance, 2011**

CPG1 (Design)

## Assessment

### Proposal

Planning permission is sought for the erection of a mansard roof extension on this 4-storey end of terrace property. The proposed roof addition would take the form of a flat-top mansard, with two dormer windows incorporated in both the front and rear lower roof slopes. The proposal is to utilise the additional floorspace as kitchen, diner and store facilities associated with the dental use located at first floor level. An application has also been received, and is currently under consideration under planning ref 2012/3044/P for the second floor to be lawfully used as part of the dental practice.

The main planning considerations relate to *land use*, the impact of the proposed mansard roof extension on the *character and appearance* of the host building and the wider setting, in particular the terrace of which the application site forms part of, and the impact of the proposed roof extension on the *amenities* enjoyed by the occupiers of the surrounding residential properties.

### Land use

The proposal would result in an increase of 36.4m<sup>2</sup> of D1 floorspace associated with an existing dental practice, situated within a neighbourhood centre, which is accessible by a range of transport modes. This increase in D1 floorspace is considered in line with the objectives of policies CS10, CS16 and DP15 of the LDF. The existing second floor accommodation (which has a lawful use as C3 residential) is self contained from the remainder of the property by two entrance doors off the second floor stair landing therefore the proposed roof level accommodation could be accessed via this stairway without any loss of residential floorspace incurring.

### Design and appearance

The subject property forms part of a group of 6 identical terraced properties. Two of these properties, numbers 27 and 35 already benefit from 4<sup>th</sup> floors in the form of mansard roof extensions, which received planning permission in 1998 (as part of the rebuilding of the property) and in 1987 respectively.

Camden Planning Guidance 1, which supports policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the LDF lists in paragraph 5.7 three circumstances where additional storeys and roof alterations are likely to be acceptable. It states were:

- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*

Given that part of the original roof line of the terrace has already been altered, it is considered that sympathetic roof extensions on the remainder of this terrace may be acceptable in principle.

The proposed mansard roof extension would be similar in design and appearance to the mansards at numbers 27 and 35. It would follow the general design guidance stipulated in paragraphs 5.14 -5.18 of CPG1 relating to detailed design, height and appearance and it is therefore considered appropriate in design terms. The windows in the front lower roofslope would also align with those at lower levels in the front façade. The fenestration detail in the rear elevation has been subject to alterations in the past, and hence the dormer windows proposed in the rear lower roofslope are considered appropriate in this instance.

The proposed mansard roof extension would relate subordinately to the host building and is considered to be

sympathetic to the character and appearance of the terrace, which forms part of and the wider streetscene. The proposal is accordingly considered to be in general compliance with policies CS14 and DP24 of the LDF.

### **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 policy DP26. The proposed 4<sup>th</sup> floor would be accessed via an extended staircase that would be shared by the residential unit at second floor level. This arrangement is considered appropriate and not causes material harm in terms of noise and disturbance.

It is however noted that the building currently under construction at number 39 Brecknock Road, which lies to the North of the application site, would experience some additional overshadowing as a result of the increase in height proposed at number 37. This building at number 39 constitutes the matching pair of the 2-storeys high semi detached property located at number 41. The first floor and roof space of number 39 would be in residential use. It is noted on the approved drawings for number 39, (Ref 2008/47/82/P) that a dormer would be located in the hipped roof, however, as this dormer window would serve a landing, it is not considered that the additional loss of daylight and sunlight would materially affect the amenities enjoyed by the occupiers of this residential property.

The proposed mansard roof extension would not, owing to the location of the dormer windows in the roofscape cause material harm in terms of overlooking and loss of privacy to the neighbouring properties. There would be no loss of outlook.

The proposal is accordingly considered to be in line with CPG 6 (Amenity) and DP26 of the LDF.

### **Recommendation**

Grant planning permission

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