

Delegated Report		Analysis sheet		Expiry Date:	17/08/2012
		N/A / attached		Consultation Expiry Date:	30/07/2012
Officer			Application Number(s)		
Philip Niesing			2012/3119/P		
Application Address			Drawing Numbers		
59 Torriano Avenue London NW5 2SG			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension to residential property (Class C3).					
Recommendation(s):		Refuse planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A letter was received from the occupiers of number 61 Torriano Ave, objecting to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - The proposed front extension would be out of character, unduly dominant and detract from the uniformity and appearance of the building and terrace; - Unreasonable loss of daylight and sunlight to the detriment of adjoining residential properties; - Enlarged property would add pressure on limited parking and congestion in the surrounding area - Object to the cut back of the tree in front of the property which is needed to accommodate the proposed front extension; and - Objects to the resultant number of bedrooms and potential long term affects on the wider are. 					
CAAC/Local groups comments:	n/a					

Site Description

The application site is located on the western side of Torriano Avenue, and forms a corner property with Torriano Cottages. The site comprises a three storey end of terrace property in residential use (2x flats). The front façade of the terrace abuts the public footpath at ground floor level, whilst the first and second floors are set back 2.6 metres, maintaining a relatively large unaltered flat roof section in front of the upper levels.

The building is not listed and it does not form part of a conservation area.

Relevant History

8701477 Change of use and works of conversion to ground floor and basement to provide two self-contained one-bedroom flats. **Refused** on 29/09/1988

PEX0300046 Change of Use from B1 to C3 and works of conversion to form 1 residential unit at ground and basement levels. **Granted** on 29/04/2003

Other at 65-67 Torriano Avenue

8400676 The change of use to 7 self-contained dwelling units including works of conversion and the erection of a roof extension. **Granted** on 18/04/1985

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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (2011)

CPG1 (Design)

CPG6 (Amenity)

NPPF (2012)

London Plan (2011)

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a mansard roof extension on this three storey high end of terrace property. The proposed roof addition would take the form a flat-top mansard roof extension, with two dormer windows incorporated in both the front and rear lower roof slopes.

1.2 The two main planning considerations relate to 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.

2. Amendments

2.1 Initially the proposal included a first and second floor front extension above the existing ground floor in order to provide an additional 1-bed flat. Following officer's advice the applicant decided to omit this element from the scheme. Revised drawings were submitted, showing only the proposed mansard roof extension.

3. Design

3.1 The subject property forms part of a group of 5 identical (apart from fenestration details) terraced

properties. Two of these properties, numbers 65-67 benefit from mansard roof extensions, both, which received planning permission in 1984 under planning ref. 8400676 (joint application).

- 3.2 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.*
- 3.3 Given that part of the roof line of the subject terrace has been altered in the past, mansard roof extensions on the remainder of the subject terrace, i.e. numbers 59, 61 and 63 are not considered unacceptable in principle. However a stand-alone mansard roof extension to only the end of terrace property, or to number 61 for instance, would appear incongruous on the larger terrace. In light of paragraph 5.7 of CPG1 (mentioned above), it is *not* considered that the proposal would ‘re-unite a group of buildings’, ‘retain the overall integrity of the roof form’ or follow ‘a variety of additions or alterations to roofs which create an established pattern’. Paragraph 5.8 of CPG1 lists circumstances where roof alterations or additions are likely to be unacceptable owing to an adverse affect on the skyline, the appearance of the building or the surrounding street scene, inter alia where, ‘*Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a co-ordinated design*’. Notwithstanding the existing roof additions, 3 consecutive roofs maintain their original roofline, and it is considered that the roof line of this part of the terrace remains therefore *largely unimpaired*. The introduction of a mansard roof addition at the application site is therefore considered to be contrary to planning guidance, resulting in unreasonable harm to the character and appearance of the area, and in particular the streetscene, and in conflict with policies CS14 and DP24 of the LDF.

4. Amenity

- 4.1 Given the orientation of the property relative to the path of the sun and the neighbouring properties, it is not considered that the additional height as a result of the proposed mansard roof addition would cause significant harm in terms of additional overshadowing or loss of daylight/sunlight to the surrounding properties. The proposal would also not cause harm in terms of overlooking, loss of privacy or outlook.

5. Recommendation

- 5.1 Refuse planning permission

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