

Delegated Report		Analysis sheet		Expiry Date:		14/06/2012	
		N/A		Consultation Expiry Date:		24/05/2012	
Officer				Application Number(s)			
Ben Le Mare				2012/2134/P			
Application Address				Drawing Numbers			
68A MILL LANE LONDON NW6 1NJ				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension and replacement of existing upvc windows with timber windows all in connection with existing maisonette (Class C3).							
Recommendation(s):		Grant conditional 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	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining occupiers were notified about the application on 03/05/2012 (expired 24/05/2012). No responses have been received to date.					
Local groups comments:		None.					

Site Description

The application site is a 3-storey plus lower ground mid-terraced property on the south side of Mill Lane. The building has a vets (sui-generis) on the ground floor and a maisonette flat (Class C3) on the upper floors. The site is within the Mill Lane Neighbourhood Centre. It is not in a designated conservation area.

The remainder of the terrace has a mix of ground floor uses associated with activities generally found in a neighbourhood centre, with adjoining properties being occupied by a dental surgery and vacant retail unit at ground floor level with residential uses above.

Relevant History

68 Mill Lane (the application site)

2012/0778/P - Erection of mansard roof extension with rear inset balcony, installation of door at rear first floor level and enlargement of window at rear second floor level in connection with existing maisonette (Class C3) – Withdrawn, 16/04/2012

60-62 Mill Lane

2011/0296/P - Change of use from non-residential institution (Class D1) to 5 x self contained flats (Class C3) with retail unit (Class A1) at ground floor level and associated erection of roof extension, two-storey and single storey rear extensions – Granted, 13/05/2011

Relevant policies

National Planning Policy Framework (2012)

On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The policies contained in the NPPF are material considerations which should be taken into account (from 27th March 2012) in determining planning applications. The NPPF replaces a number of national planning policy documents (listed at Annex 3 of the NPPF).

The London Plan (2011):

Policy 7.6 (Architecture)

Local Development Framework (2010):

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)

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

Camden Planning Guidance (2011):

CPG1 (Design)

CPG6 (Amenity)

Assessment

The Proposal

Planning permission is sought for the erection of mansard roof extension with rear Juliette balcony and the replacement of existing upvc windows with timber windows, all in connection with existing maisonette flat (Class C3).

Planning Considerations

The main planning considerations associated with the proposed development relate to design/visual impact and residential amenity. These are addressed below in the context of planning policy and other material considerations.

Design / Visual Impact

The scheme proposes to add a mansard roof extension, set back from the front parapet by 1.1m with a height of 2.4m. This would make it largely invisible in long and short views along Mill Lane. The materials at roof level would be natural slate, brick to match existing, lead flashing and timber windows. To the rear, the existing butterfly roof parapet would be retained and the roof extension would be set back by 1.5m. As noted above in the planning history section, consent was recently granted under application 2011/0296/P for a similar mansard roof extension at No's 60-62 Mill Lane. A site visit confirmed that this permission had been implemented. The principle of the extension is therefore acceptable.

The design of the proposed extension is considered to be acceptable as the two windows on the front elevation of the extension align with the fenestration pattern on the lower floors of the building. The extension is also set back from the rear butterfly roof and considered to be of a size and scale that respects the architectural style and appearance of the host building.

The building up of the side parapet walls, required in the creation of the mansard extension, would match the height of those on the neighbouring buildings and would not represent an overly dominant feature on the streetscene, in accordance with design guidance set out in CPG1 and policy DP24 of the LDF.

Consent is also sought to replace all of the existing upvc windows with timber sash windows in relation to the residential flat. This is a very welcomed element of the scheme as the proposed windows would restore some of property's historic appearance and character, in line with policy DP24.

Residential Amenity

The proposed roof extension would not introduce any significant amenity impact for neighbours. The additional bulk of the roof extension would be north of all adjoining habitable rooms and would have limited, if any, impact on the access of daylight to them.

The proposed bi-folding doors on the rear of the proposed extension are set back from the rear of the roof by 1.5m. The doors are proposed to be secured by a metal guard rail which would prohibit access to the flat roof area (this was confirmed in an email from applicant on 14/06/2012). This ensures that there would be no loss of privacy to the occupiers of neighbouring properties. Overall, the proposals would have limited impact on the amenity of neighbours and are acceptable in terms of policy DP26.

Recommendation

Grant conditional planning permission.

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