

Delegated Report		Analysis sheet		Expiry Date:		11/06/2012	
		N/A		Consultation Expiry Date:		24/05/2012	
Officer				Application Number(s)			
Hugh Miller				2012/1821/P			
Application Address				Drawing Numbers			
27B Rousden Street LONDON NW1 0ST				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension to create new third floor level with two dormer windows to front, and creation of rear roof terrace to residential flat (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	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was put up outside the property for 3 weeks from 24/04/2012 and press notice was published in the Ham & High on 03/05/2012. No objections or expressions of support received from neighbouring occupiers.					
CAAC/Local groups comments:		No response to date.					

Site Description

The application site is situated within a terrace on the south side of the Rousden Street. The property has been sub-divided into two flats and Flat 27b currently occupies the first and second floors. *Camden Broadway Conservation Area Appraisal and Management Strategy* notes the strong sense of enclosure to Rousden Street. With the majority of buildings being 3-4 stories and built directly onto the pavement. No.27 forms part of a terrace (No's 26-33) which is identified as making a positive contribution to the conservation area. The Grade II listed buildings (Greenwood Almshouses) also sit opposite the site.

Relevant History

29 Rousden Street:

16/02/2012 – **PP granted** - Erection of a single storey ground floor rear extension and mansard roof extension at third floor of dwelling house (ref. 2012/0061/P). This consent has not yet been implemented.

30 Rousden Street:

05/10/2009 – **PP granted** - for the erection of a mansard roof extension to a single family dwellinghouse (ref. 2009/3461/P). This consent was not built in accordance with the approved plans which has resulted in a rear balcony being located at main roof level and is the subject of ongoing enforcement investigations.

31 Rousden Street:

29/11/2005 – **PP granted** - for the erection of a single storey rear extension and mansard roof extension to dwellinghouse (ref: 2005/4059/P). This permission has been implemented.

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)

DP25 (Conserving Camden's Heritage)

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

Camden Planning Guidance (2011):

CPG1 (Design): Section 4 - Extensions, alterations and conservatories, Section 5 – Roofs, terraces and balconies

CGP6 (Amenity)

Camden Broadway Conservation Area Appraisal & Management Strategy

Assessment

The Situation

The host building (No. 27) forms part of a terrace (No's 26-33) which is identified as making a positive contribution to the Camden Broadway Conservation Area. There are existing mansard roof extensions to No's 21, 23, 24, 25, 30, 31 and 33 Rousden Street. Planning permission for a mansard roof extension to No. 29 has also been recently granted consent.

Second and third floor balconies exist at No's 23, 24, 25, 30 & 33. The third floor balconies to No's 25, 30 & 33 all sit within the prevailing parapet line of the terrace.

The Proposal

Erection of mansard roof extension to create new third floor level with two dormer windows to front, and creation of rear roof terrace to residential flat (Class C3).

During the determination of this application the following revisions were made to the scheme:

- slate tiles replace raisin roof cover;
- brick parapet replaced glazed balustrade;
- dormer windows lowered; and
- rooflights deleted from pitch rear roof slope.

The principal planning considerations material to the determination of this application are: impact on the appearance of the host building and the character and appearance of the conservation area, and residential amenity.

Design & Appearance

As noted above, mansard roofs represent a common feature at the roof level on the south side of the terrace. On the front elevation, the revised proposed mansard roof emulates the detail design of those adjacent the site and also the development which was approved at No.29 (*see planning history section above*). The rear of the mansard roof would not have a traditional design and comprises an inset roof terrace on its west side and a pitch roof on the east side behind the existing raised parapet wall.

In terms of scale and proportions it is considered that the proposed roof extension would be subordinate to the host building and is acceptable. The inset roof terrace would be discretely obscured when viewed from the public realm and Randolph Street. It would also not be visually dominant when viewed from the semi-private areas of the commercial units of the rail viaduct immediately rear of the host building. On the front elevation the replacement timber sash windows at 2nd floor would mirror existing windows at 1st floor level and ensures that the historic fenestration pattern of the lower floors are replicated.

In detailed design terms, the materials which are proposed (comprising slate tiles and timber sliding sash windows) match those on the neighbouring properties and ensure that the historic character of the streetscene is retained.

Based on the above considerations the proposal is in accordance with the design guidance set out in CPG1 and policies DP24 and DP25 of the LDF as it preserves the character and appearance of the Camden Broadway Conservation Area.

Amenity

In terms of its location and siting it is considered that the proposed mansard roof extension would not compromise neighbouring occupiers' amenity through a loss of sun / daylight, outlook or sense of enclosure.

The windows and roof terrace are not considered to cause any significant loss of privacy from the adjacent occupiers; several of whom have similar layout at roof level. Whilst the commercial businesses due west of the site would be visible from the roof terrace the views are not materially relevant in this assessment and the proposal is acceptable.

The proposed development is consistent with guidance set out in CPG6 and policies CS5 and DP26 of the LDF.

Recommendation

Grant conditional planning permission.

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