

Delegated Report		Analysis sheet		Expiry Date:		14/05/2012	
		N/A / attached		Consultation Expiry Date:		12/04/2012	
Officer				Application Number(s)			
Neil Zaayman				2012/1394/P			
Application Address				Drawing Numbers			
20 Menelik Road London NW2 3RP				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments to planning permission granted on 26/09/11 (ref: 2011/4143/P) for alterations and extensions at roof level including the reinstatement of hipped roof, installation of 2 x dormer windows to rear elevation, new window with glass balustrade at first floor rear elevation, erection of a single-storey rear extension at ground floor level, and replacement of existing timber and uPVC windows with powder coated aluminium windows on front, rear and side elevations and a timber cycle store and refuse storage area in front garden of existing dwelling house (Class C3) namely, enlargement and alterations to design of rear ground floor level doors, replacement of flat rooflights on rear extension with 2 x lantern lights.							
Recommendation(s):		Grant planning permission.					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		10 neighbouring occupiers were notified of the application. No letters of representation was received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the north-east side of Menelik Road and has a two-storey semi-detached house in a predominantly residential area. The house has recently been altered and extended and is not suitable for habitation. The site is not in a conservation area.

The surrounding area is mainly characterised by two storey semi-detached and detached houses. The application property forms part of a uniformed group of similar semi-detached houses on the north-east side of Menelik Road (nos. 20-26).

Relevant History

Application site:

2008/3212/P: Planning Permission was **granted** in September 2008 for change of use and works of conversion from two flats to a single family dwelling. It was considered there were no special circumstances that would warrant the removal of any permitted development rights.

2008/5945/P: Planning permission was **refused** on 07/12/2009 for the alterations and extensions including erection of ground floor and first floor front extensions and installation of front balcony at first floor (above ground floor extension), installation of 5 rooflights on front roofslope, raising of ridge of main roof and party/parapet wall to bring forward front roof plane and dormer extensions on rear and side roof slopes of main roof (retrospective). Reason for refusal:

"The proposed extensions and alterations, by reason of their design, excessive bulk and cumulative affect on the original design of the building would appear as an incongruous and obtrusive form of development which would detract from the appearance and character of the original building and streetscene and unbalance the symmetry of the semi-detached pair, contrary to policies B1 (General Design Principles), and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006."

An enforcement notice (ref: **EN09/0077**) was issued on January 2010 for the unauthorised works to the original roof and first floor front extension, including raising the ridge line and party/parapet wall to bring forward the front roof plane and erection of dormer extensions on the rear and side roof slopes. The notice was varied on March 2010 to extend the compliance period until September 2011. According to the notice the following works are required:

- Completely and permanently remove the new roof structure and first floor front extension and replace with original roof form; and
- reinstatement of the front gable feature.

2011/0048/P: Planning permission was **refused** on 09/03/2011 for the alterations and extensions to dwelling house including reinstatement of front gable feature (following the removal of unauthorised first floor extension), hip to gable roof extension, alterations to front roof slope and rear roof extension and alterations to the rear elevation including new windows, single storey rear extension with raised platform and alterations to the front garden to include parking space and cycle storage. Reason for refusal:

"The proposed roof structure, by reason of its bulk, form, mass and detailed design, would appear as an incongruous and obtrusive form of development which would detract from the appearance and character of the original building and the streetscene and would unbalance the symmetry of the semi-detached pair, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies."

2011/1453/P: Planning permission was **refused** on 19/05/2011 for the alterations and extensions to dwelling house including ground floor front extension, reinstatement of front gable feature (following the removal of unauthorised first floor extension), alterations to roof profile including side hip to gable roof extension, reinstatement of front roof slope and replacement of rear roof extension with two dormer windows and alterations to the rear elevation including new windows, single storey rear extension with raised platform and alterations to the front garden. Reason for Refusal:

The proposed roof structures, including the rear dormers, by reason of their bulk, mass, form and detailed design, would appear as incongruous and obtrusive forms of development which would detract from the appearance and character of the original building and the streetscene and would unbalance the symmetry of

the semi-detached pair, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2011/4143/P: Alterations and extensions at roof level including the reinstatement of hipped roof, installation of 2 x dormer windows to rear elevation, new window with glass balustrade at first floor rear elevation, erection of a single-storey rear extension at ground floor level, and replacement of existing timber and uPVC windows with powder coated aluminium windows on front, rear and side elevations and a timber cycle store and refuse storage area in front garden of existing dwelling house, (Class C3) – **Granted.**

Relevant policies

LDF Core Strategy and Development Policies

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

CPG1 (Design)
CPG2 (Amenity)

National Planning Policy Framework (March 2012)

Assessment

Proposal:

This application follows on the latest scheme which was approved on 26/09/2011 (Planning Ref: 2011/4143/P) for alterations and extensions at roof level including the reinstatement of hipped roof, installation of 2 x dormer windows to rear elevation, new window with glass balustrade at first floor rear elevation, erection of a single-storey rear extension at ground floor level, and replacement of existing timber and uPVC windows with powder coated aluminium windows on front, rear and side elevations and a timber cycle store and refuse storage area in front garden of existing dwelling house.

The permission was not implemented in full accordance with the approved drawings and the purpose of this application is to regularise those discrepancies.

The application is therefore for alterations to the north (rear) elevation which involves full width patio doors to the single storey rear extension and the installation of pyramidal roof lights instead of being flush with the flat roof.

Assessment:

Consideration should be given to whether the alterations are sympathetic to the original building in terms of form, scale and materials. The alterations will also be assessed in terms of their impact on the amenities of neighbouring occupiers.

Design and Appearance:

Camden Planning Guidance for design states that alterations and extensions should take into account the character and design of the property and its surroundings.

Doors:

The previous approved application granted permission for 2 x glazed doors to the rear elevation of the single storey rear extension. Each door measured 3.5m in width with a fixed panel and sliding door. The current proposal is for 1 x full width sliding / folding door, measuring 7.7m in width. The door is set in from the sides of the dwelling by approximately 1.1m on each side.

The application site is not within a Conservation Area and the sliding / folding doors in the rear elevation would not be visible from public views. The proposal would therefore not affect the street scene character. The doors are considered to be sympathetic to the more modern flat roof rear extension and would not detract from the character and appearance of the main dwelling.

Roof lights:

The previously approved application granted permission for 2 x rooflights above the flat roof rear extension however, these rooflights were to be flush with the flat roof.

The current proposal is for “pyramidal” roof lights which will project approximately 450mm above the flat roof of the rear extension. The roof lights are however positioned close to the main rear elevation of the host dwelling where they are less visible. Similar to the folding / sliding doors, this element of the proposal is not considered to cause undue harm to the character of the main dwelling and as the development is to the rear of the property, would not detract from the character and appearance of the street scene.

The proposals are therefore considered acceptable in design terms and compliant with core policy CS14 (Promoting high quality places and conserving our heritage), development plan policy DP24 (Securing high quality design) and the guidance of CPG1 (Design).

Impact on amenity:

The folding / sliding doors are at ground floor level and would therefore not result in any potential for overlooking over and above windows on 1st and 2nd floor level. No other concerns are raised in respect of the doors and their impact on neighbouring amenity.

The roof lights are lightweight in construction and lets through sunlight. The roof lights would not result in any overshadowing to neighbouring occupiers, nor would they appear overly dominant or intrusive in the rear garden environment, therefore protecting visual amenity.

Recommendation:

Grant permission.

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