

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/04/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>22/03/2012</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				2012/0698/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8 South Villas LONDON NW1 9BS				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>							
Variation of condition 4 (development built in accordance with approved plans) of planning permission ref 2011/5175/P dated 09/12/2011 for the conversion from two existing maisonettes into a single dwelling house; Erection of a roof extension and a single storey rear extension at lower ground floor to residential flats (Class C3) for the installation of 1x roof light and alterations to fenestration on front and rear elevations.							
<b>Recommendation(s):</b>		<b>Grant Variation of Condition No.4</b>					
<b>Application Type:</b>		<b>Variation or Removal of Condition(s)</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>03</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 24/02/2012 and a public notice was displayed in the local press (Ham & High) from 01/03/2012.  To date no representations have been received					
<b>CAAC/Local groups comments:</b>		No representations have been received from the Camden Square CAAC					

## Site Description

This application relates to a four storey terrace mid-terrace dwellinghouse located on the East side of South Villas. The property is not listed, but is located within the Camden Square Conservation Area.

## Relevant History

2011/5175 - **Pp granted** – the conversion from two existing maisonettes into a single dwelling house; erection of a roof extension and a single storey rear extension at lower ground floor to residential flats (Class C3). Granted 09/12/2011

## Relevant policies

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

#### **Core Strategy:**

**CS1** (Distribution of growth)

**CS5** (Managing the impact of growth and development)

**CS6** (Providing quality homes)

**CS14** (Promoting high quality places and conserving our heritage)

#### **Development Policies:**

**DP2** (Making full use of Camden's capacity for housing)

**DP6** (Lifetime homes and wheelchair homes)

**DP19** (Managing the impact of parking)

**DP24** (Securing high quality design)

**DP25** (Conserving Camden's heritage)

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

### **Camden Planning Guidance 2011**

### **Camden Square Conservation Area Statement**

## Assessment

### 1. Proposal:

1.1 The applicant proposes an amendment to planning permission granted in 2011 (2011/5175) to:

-Reposition the rooflights located on the rear roof slope of the mansard extension and remove the rear parapet at main roof level

-Alter the doorway and remove rooflight onto front roof

-Install two 'sun tunnel' rooflights to front roof

1.2 As the principle issues, namely the conversion of the property from two existing maisonettes into a single dwelling house; the erection of a roof extension and a single storey rear extension at lower ground floor has been deemed acceptable within the previous decision, this application shall consider:

- The impact of the proposal upon the character or appearance of the building and the surrounding conservation area and;

- The impact that the proposal may have upon the amenity of the occupiers of the neighbouring properties.

### 2. Impact on the host building and conservation area:

2.1 This application relates to the detailed design alteration of an extant permission to, amongst other works, erect a mansard roof extension to the application property. In terms of its detailed design, the previous approval allowed a recessed rear mansard extension set behind a parapet with a fenestration pattern aligning with those at lower second and first floor levels.

2.2 This application seeks to amend the detailed design of the mansard extension whereby the rear parapet would be removed, aligning the rearmost slope of the roof extension with the rear façade, in addition to centrally locating rooflights to the rear pitch. To the front, the proposed access to the front roof would be via a single door with the associated alteration to the front rooflights.

2.3 In terms of its setting, the application property forms part of a terrace relatively unimpaired by roof extensions, save for Nos.6, 7 and 9 South Villas, which in themselves feature a variety of detailed mansards, neither of which are considered sympathetic to the character nor appearance of the terrace or surrounding conservation area. Within a context of unsympathetic mansard roof extensions and an opportunity to infill a gapped tooth development, permission was granted for a mansard extension which liberally endorsed key design principles forming part of Camden Planning Guidance.

2.4 In consideration of the proposed amendments, their relative form and materials proposed are appropriate to the appearance of the building. It is considered the amended scheme, by virtue of its limited extent and existing context, would be of no greater detriment to the character of the building or the surrounding conservation area than the current 'fall back' consent.

### 3. Neighbour amenity

3.1 It is considered that no undue harm would be caused with regard to the amenity of the neighbouring properties in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

3.2 With regard to the amended mansard roof position and its limited extent, it is considered the proposal would not impinge on any amenity issues such as noise or sunlight and daylight.

3.3 It is considered the realigned windows, by virtue of their roof level location and position would be of no greater detriment to the privacy of the surrounding properties than the 'fall back' arrangement.

**Recommendation:** Grant Planning Permission

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