

Delegated Report		Analysis sheet		Expiry Date:		23/03/2012	
		N/A / attached		Consultation Expiry Date:		28/02/12	
Officer				Application Number(s)			
Angela Ryan				2012/0002/P			
Application Address				Drawing Numbers			
132 KENTISH TOWN ROAD LONDON NW1 9QB				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a mansard roof extension with two windows to the front and two windows and an associated Juliet Balcony on the rear elevation (Class C3).							
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	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a part single storey, part three storey terraced property located on the east side of Kentish Town Road. It has vacant ground floor commercial use with vacant residential on the upper floors, which is characteristic of the buildings along this terrace of buildings. The site at present is in a bad state of disrepair.

The site is not listed neither does it lie within a conservation area, but lies within a designated town centre.

Relevant History

132 Kentish Town Road:

There is no relevant planning history

128 Kentish Town Road:

2005 –Permission granted for the erection of a roof extension to provide additional residential accommodation. **(Ref:2004/4761/P)**

130 Kentish Town Road:

2009- Permission granted subject to a S106 for the retention of ground floor shop (Class A1) and alterations to ground floor shopfront; change of use and works of conversion from 1x2-bed maisonette to three self-contained residential units (1x1 bed flat, 1x1 bed maisonette and 1x2 bed maisonette - Class C3), including erection of a mansard roof extension, a rear extension at lower ground, ground and first floor level with roof terraces and balustrades at first and second floor levels and associated alterations. **(Ref: 2009/2271/P)**

134 Kentish Town Road:

1998 – Permission refused for the erection of a mansard roof extension and erection of a three storey extension to rear together with associated alterations to provide three self contained flats. **(Ref: PE98)364)**

1998- Permission granted for the erection of mansard extension and rear extension at basement, ground and first floor level, provision of terraces at first and second floors and provision of a self-contained flat and maisonette on the upper floors.**(Ref: PE9800652)**

136-138 Kentish Town Road:

1994 – Permission granted for the erection of a roof extension to provide one self-contained residential flat. **(Ref: 8400439)**

2004- Permission granted for external alterations at roof level for the erection of pitch roof to replace existing flat roof **(Ref: 2003/3081/P)**

140 Kentish Town Road:

1998- Permission granted for five residential flats on the upper floors, and associated works of conversion including the erection of a mansard roof extension at front third floor level and formation of an open courtyard at ground floor level.**(Ref: PE9700756R2)**

Relevant policies

LDF Core Strategy and Development Policies

Core strategy:

CS1- (Distribution and growth)

CS5- (Managing the impact of growth and development)

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

Development properties:

DP24 – (securing high quality design)

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

Assessment

Proposal:

The applicant proposed to erect a mansard roof extension with two dormer windows in the front and two dormer windows and balcony on the rear elevation. The proposal would result in the provision of two additional bedrooms within the roof space.

The proposal will necessitate the erection of an internal staircase up to the new third floor, however, this element is permitted development and is not subject to planning.

During the course of the application the scheme has been amended to;

- Reinstate the butterfly roof
- Set the dormer extension back from the 'v' shaped parapet of the roof

The Key issues to consider are:

- The impact on the host building and surrounding area
- Amenity

Design:

The proposed mansard includes two dormer windows on the front elevation and two dormer windows on the rear elevation (thereby retaining the existing butterfly roof at this point). A larger window with a balcony is proposed on the rear elevation. It will be 2.8m high on the front and rear matching the height of the existing buildings along this part of the terrace. It is proposed to be 4.6m long abutting the parapet walls on both sides.

With regard to the proposed mansard, there are existing mansards at No's 134, 136-138, 140, 144, 146, 148 and 150 within the same terrace. There is also extant consent for a mansard at No. 128 (see relevant history section above). Within this context mansards are an established feature of the terrace and therefore it is considered that the proposed mansard is acceptable in principle. Following revisions, the proposed mansard complies with CPG. The lower slope on the front elevation rises from behind the parapet and the front dormers are appropriately sized and positioned. The proposed timber framed windows, and slate mansard, are considered to be appropriate in design terms.

Amenity:

With respect to the mansard roof extension, given its location at roof level it is not considered to have any impact on neighbouring amenity as it would provide no more overlooking than that which is currently afforded by virtue of the openings at second floor level. Moreover the application site is of a sufficient distance away from the rear buildings on Bartholomew Road which it faces (approximately 28m) so as not to cause undue harm.

A satisfactory level of residential amenity has been provided as the rooms comply with the Council's residential development standards at 14.6m² and 7.m², and the will have sufficient access to natural light and ventilation.

Recommendation: Approve

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