

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/03/2012
		N/A		Consultation Expiry Date:	01/03/2012
Officer			Application Number(s)		
Jenna Litherland			2012/0602/P		
Application Address			Drawing Numbers		
77 JAMESTOWN ROAD LONDON NW1 7DB			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension, alterations to doors and windows at rear basement and ground floor level, installation of Juliette balcony at rear ground floor level and rooflight at rear first floor level all in connection with existing dwellinghouse (Class C3).					
Recommendation(s):		Grant conditional permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>One letter of objection received from resident of Flat C, 79 Jamestown Road. Objections are on the following grounds:</p> <ul style="list-style-type: none"> The works have commenced already. The bags of rubble harm the appearance of the street The Juliette balcony and the mansard roof will reduce privacy of the neighbouring gardens. The works have been very noisy. <p>Case officers response: <i>The case officer visited the site on 15th March and at this time only internal works which do not require planning permission have been undertaken. It is not considered that the Juliette balcony or the mansard would increase overlooking. Views of the neighbouring gardens will be afforded, however, there would be no increase in overlooking from views that already exist from the existing windows.</i></p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site is located on the southern side of Jamestown Road and is occupied by a terraced 3-storey plus basement building. Within the same terrace there are examples of mansard roof extensions built 61, 69, 71 and 73. Planning permission has also recently been granted in 2011 for a mansard roof extension at no. 83. The site is not located in a conservation area and the building is not listed.

Relevant History

There is no relevant planning history at 77 Jamestown Road.

Other sites

83b Jamestown Road

2011/5156/P – Planning permission granted for erection of mansard roof extension in connection with 1st and 2nd floor maisonette - 08/12/2011

69 Jamestown Road

2004/0152/P - Planning permission granted for erection of a mansard roof extension –16/02/2004

61b Jamestown Road

2007/3026/P. - Planning permission granted for erection of a mansard roof extension with rear roof terrace to provide additional accommodation to existing upper floor maisonette - 04/09/2007

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 2011

CPG1 - Design

Assessment

Planning permission is sought for the erection of mansard roof extension, alterations to doors and windows at rear basement and ground floor level, installation of Juliette balcony at rear ground floor level and rooflight at rear first floor level.

Design – CPG1 Design states that mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. The guidance sets out certain parameters that mansard roof should comply with.

The proposed mansard would be a flat topped mansard and the roof slope would rise behind the parapet wall at an angle of 70 degrees. The original parapet would be retained and the chimney stack will be retained at an increased height, all in accordance with the guidance in CPG1. The height of the mansard will match the height of the other mansards along the terrace at nos. 61, 69, 71 and 73 and the mansard granted permission at no. 83. The applicant has agreed that the mansard would be finished in slate to match the mansards elsewhere in the terrace. This will be conditioned. The windows on the mansard will align with the fenestration below. The front window will be a timber framed sash and the rear window will be UPVC framed sashes. The existing windows on the rear elevation of the window are UPVC framed. Considering this and that the rear elevation is hidden in views from surrounding properties UPVC windows are considered acceptable.

It is considered that the proposed mansard would follow the pattern of development in the surrounding area and safeguard the appearance of the building.

The proposed windows and doors at ground and lower ground floor level will replace non-original windows on an existing two storey rear extension. The Juliette balcony is located at ground floor level and the proposed roof light will project marginally above the roof of the rear extension. It is considered the proposed alterations to fenestration are minor in nature and would be hidden in views from the neighbouring properties.

Amenity - Given the layout of the application building as part of a terrace, the additional built space in the form of a mansard extension to the property would not result in any significant loss of sunlight or daylight to neighbouring properties to the rear or side. The proposed windows replace windows in a similar position and do not raise concern with regards to overlooking.

Recommendation: Grant conditional permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th March 2012. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>