

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/03/2012
		N/A		Consultation Expiry Date:	23/02/2012
Officer			Application Number(s)		
Nicola Tulley			2012/0009/P		
Application Address			Drawing Numbers		
81 Gloucester Avenue London NW1 8LB			Site Location Plan; P01D (27/02/12); P02B (roof plan: 27/02/12); P02B (proposed section A-A: 28/02/12); P02 (proposed section B-B: 28/02/12); P04A; P05B; X01A; X02; X03; X04; X05.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof extension with 2 x dormer windows in front roofslope and rooflight and roof terrace to rear all in connection with existing dwelling-house (Class C3).					
Recommendation(s):		Grant planning consent			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 25/01/2012 to 15/02/2012. A notice was placed in the Ham & High on 2nd February 2012.</p> <p>To date, no letters of comment or objection have been received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC have the following comments to make on the proposal:</p> <ul style="list-style-type: none"> • No objection to the principle of a roof extension at the site, however it should conform to the SPD. • At the front the extension and dormers are too far forward and would appear obtrusive in the terrace. • At the rear the treatment of the roof level stair enclosure is clumsy, damaging the alignment of the existing rear elevation. <p>Officer comments: See assessment below.</p>					

Site Description

The subject site is a three storey with basement terraced dwelling-house located on Gloucester Avenue, towards the junction with Edis Street. The site lies within Primrose Hill conservation area which has an Article 4 direction, where in 1983 General Permitted Development rights and Minor Operations were removed for single family dwelling houses.

The dwelling-house is noted in the Primrose Hill conservation appraisal as a positive contributor. The dwelling-house as existing has a rear two storey glazed infill extension, details below.

Relevant History

Subject site

Full planning permission, reference 2009/0231/P, was granted for: Revisions to planning permission was granted on 21/10/08 (2008/4226/P) for change of use from maisonette and basement flat into one single family dwelling house, including replacement of conservatory with two-storey infill extension and alterations to the front lightwell and garden, namely additional excavation at basement level under front garden, alterations to balcony/staircase from rear ground floor level to garden and alterations to windows at rear basement level and within front basement lightwell.

Full planning permission, reference 2008/4226/P, was granted for: Change of use from maisonette and basement flat into one single family dwelling house, including replacement of conservatory with two-storey infill extension, and alterations to the front lightwell and garden.

Full planning permission, reference 2003/2103/P, was granted for: Formation of a roof terrace with railings to existing flat roof and alterations to window to form new door.

Full planning permission, reference 8401040, was granted for: The erection of a conservatory at the rear at garden Level.

83 Gloucester Avenue (noted in design and access statement)

Full planning permission, reference 2009/2868/P, was granted for: Change of use from single family dwelling-house into 3 self-contained flats (1x 1-bedroom flat, 1x 2-bedroom flat and 1x 3-bedroom maisonette) and associated alterations and extensions including basement excavation, erection of a 2-storey rear extension (on lower ground and upper ground floor levels) and mansard roof extension with terrace at rear and replacement of windows.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

Core Policies

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

DP28 Noise and vibration

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Primrose Hill conservation area character appraisal and management plan

PPS Planning for the historic environment

Assessment

The dwelling-house as existing is a four bedroom dwelling-house which has a single storey lower ground rear extension with part glazed box and balcony above. The proposal relates to the erection of a mansard roof extension with two dormer windows in front roofslope with rooflight and roof terrace to the rear. Site inspection noted a number of mansard roof extensions in the locality which has become a feature of the street-scene.

Amendments: In consideration of other mansard roof extensions in the conservation area and the extension approved at number 83 Gloucester Avenue adjacent (reference 2009/2868/P), the projecting stair enclosure was removed from the proposal. In addition, the proposed mansard extension has been subsequently set in from the front parapet by 200mm rather than be on top of the parapet, in accordance with design guidance CPG1. These revisions would resolve the matters raised by the Primrose Hill CAAC.

Design and appearance

The proposed roof extension would create a flat roofed mansard that is set behind the front parapet at an angle of 70°. The front face of the mansard would be clad in slate tiles which is deemed acceptable, being the most common covering, and should be laid with a traditional overlap pattern. Two front dormer windows are proposed on the front slope of the mansard which seeks to respect the scale, proportion and detailing of windows below, 1.4m w x 1.35m h x 0.5m d, which is compliant with design guidance CPG1. The roof form to the rear is a valley/butterfly roof and the proposed mansard would start at existing hopper head level and finished by vertical wall which is mainly glazed with a 1.2m deep terrace set behind the parapet. The proposed terrace would be secured by fixed black painted metal railings.

The design and appearance of the proposed mansard is in accordance with design guidance CPG1 and policies CS14, DP24, DP25 of Camden's LDF and has been designed to match the mansard extension approved at Number 83 Gloucester Avenue. Primrose Hill Conservation Area Appraisal and Management Plan state that proposals for roof extensions and alterations which change the roof form and profile of the roof are unlikely to be considered acceptable in the locality. However, during site inspection it was noted that the majority of the terrace between Eddis Street and Fitzroy Road have been altered by mansard roof extensions, with the exception of the end four terraced properties (83 has planning permission) and as such a mansard extension would conform to the character of the streetscene.

Amenity

Site inspection confirmed that the proposals would not give rise to negative impacts of privacy or overshadowing of neighbouring owners/occupiers.

Conclusion

Whilst the Conservation Area Appraisal seeks to protect the existing roof profile in the locality, the majority of dwellings in this terraced group have already been altered by mansard roof extension and thus forms a characteristic feature of the street-scene. The mansard extension has been designed in accordance with design guidelines and should not harm the amenities of neighbouring occupiers. The proposal is therefore deemed acceptable in relation to policies: CS5; CS14; DP24; DP25 of Camden's Local Development Framework 2010.

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