

Delegated Report		Analysis sheet		Expiry Date:		28/02/2012	
		N/A / attached		Consultation Expiry Date:		09/02/12	
Officer				Application Number(s)			
John Nicholls				2012/0004/P			
Application Address				Drawing Numbers			
96 MANSFIELD ROAD LONDON NW3 2HX				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey side extension to rear and installation of new doors to rear elevation at ground floor level of dwelling (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	26	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 13/1/2012 and press notice printed on 19/1/2012. No comments have been received.					
CAAC/Local groups* comments: *Please Specify		The Mansfield CAAC has made no objection.					

Site Description

The application site is a three-storey mid-terrace property split into flats. The application site is located on the north side of Mansfield Road, between the junctions of Estelle Road (to the west) and Rona Road (to the east). The surrounding area is predominantly residential in character.

The application site is located within Mansfield Conservation Area. Although not listed, as an original building within the conservation area, it is thereby noted as one which makes a positive contribution to the character and appearance of the conservation area.

Relevant History

No. 92 - 2010/6803/P - Erection of single storey rear infill extension at ground floor level to single dwelling house (Class C3) – granted - 07/02/2011

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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

Mansfield Conservation Area Statement

Assessment

The depth of the proposed extension would match the depth of the existing back-addition, infilling the side return of the property albeit for a small courtyard formed between it and the parent building measuring 1.2m x 2.1m forming a Japanese Garden.

The extension would feature a partly glazed roof, gently sloping towards the adjoining property at a height of approx. 2.65m on the boundary. The side/boundary wall and new rear elevation would be constructed in bricks to match existing. A double set of aluminium folding doors would be installed on the rear elevation across the existing back addition and the proposed extension.

At just over 2.6m on the boundary, the proposal extension would be of a reasonable height, unlikely to result in a significant loss of amenity for the adjoining property at no. 94. The side return of no. 94 is already overshadowed during some parts of the day by the existing two-storey back-addition of no. 96. In this context it is considered that raising the boundary wall to the proposed height would not result in any significant loss of light or increased sense of enclosure for neighbours.

The extension would not be visible from the public realm and therefore the general character and appearance of the Mansfield Conservation Area would be preserved. For these reasons, the proposal would accord with the relevant design, conservation and amenity policies of the LDF and CPG 2011 and therefore it is considered acceptable.

Recommendation: Grant planning permission

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