

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		28/02/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/02/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2012/0011/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Modbury Gardens London NW5 3QE				See 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>							
Erection of a mansard roof extension to existing house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Householder Application</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>02</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site notice: 18/01/2012 – 08/02/2012 No comments received					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No CAAC or local groups					

## Site Description

The site is located on the south side of Modbury Gardens. It comprises a mid terrace dwelling house.

The site is not a listed building, nor is it within a conservation area.

## Relevant History

3 Modbury Gardens - No relevant history

6 Modbury Gardens

2007/3643/P - Erection of mansard roof extension to existing dwelling house, plus erection of balustrade and privacy screens to flat roof of rear extension to facilitate its use as a terrace. *Approved 07/09/2007*

7 Modbury Gardens

2007/0319/P - Erection of a mansard roof extension, demolition of existing two storey rear extension and rebuilding with a full width two storey rear extension including a ground floor conservatory and incorporating roof terraces at ground at first floor levels to lower ground flat and maisonette on upper floors (Class C3). *Granted 19/03/2007*

## 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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

## **Assessment**

### **Proposal:**

Permission is sought for the erection of a mansard roof extension incorporating two front dormer windows.

### **Assessment:**

Modbury Gardens consists of an attractive group of Victorian terraced properties, some of which contain existing mansards, or have permission to erect mansards.

The proposal would see a traditional style mansard with two small front dormers erected at roof level. It is considered that the scheme is acceptable and complies with Camden planning guidance which advises 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 erection of the mansard would see the loss of the original valley roof, which is regrettable, however the principle of mansards in this location has been found acceptable at 6 and 7 Modbury Gardens, and existing Mansards are also present at 13 and 14 Modbury Gardens (although there does not appear to be any planning history at these properties).

The mansard would be set behind the parapets at front and rear, reducing its impact when viewed from street level, and the dormers would be of a style and size which relate to, and are consistent with windows below.

The proposed materials would be traditional, being slate roof covering and timber framed windows, which are considered to be appropriate to a building of this period.

The proposal would not have an impact on the amenity of adjoining neighbours with regard to loss of sunlight or daylight given that it would be set back on the roof behind parapets. Nor would it increase overlooking above what currently existing from upper floor windows of the property.

**Recommendation: Grant Planning Permission**

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