

Delegated Report Members' Briefing		Analysis sheet		Expiry Date:		23/01/2012	
		N/A		Consultation Expiry Date:		05/01/2012	
Officer				Application Number			
John Sheehy				2011/5853/P			
Application Address				Drawing Numbers			
23 Ivor Street London NW1 9PJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
Erection of mansard roof extension with two dormer windows to front roofslope and two dormers to the rear roofslope in connection with the existing dwellinghouse.							
Recommendation:		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	7	No. of responses No. electronic	1 1	No. of objections	1
Summary of consultation responses:		<p>Site and press notices displayed for 3 weeks.</p> <p>Owner of 24 Ivor Street "I would like to object to this application, in particular the raising of the height of the extension at the rear of the property. Whilst this application points out that their proposed mansard extension would be in keeping with the existing extension at 24 Ivor Street and with the recently approved extension at 22 Ivor Street, the raising of the height of the rear extension would be unprecedented amongst the neighbouring properties - all the existing and approved rear extensions are at least 1 storey lower. The design for a 4 storey rear extension will create a bulky rear facade that does not respect the scale of the original building and will create an overbearing presence on the neighbouring gardens".</p> <p>Officer comment: the applicant has revised the scheme to remove the upward extension of the rear closet wing from the proposal, and has amended the location and the treatment of window openings.</p>					
CAAC/Local groups comments:		Jeffreys Street CAAC consulted, no response received to date.					
Site Description							
The site is located on the southern side of Ivor Street and is occupied by a mid terrace Victorian dwellinghouse. The site is within the Jeffrey's Street Conservation Area (CA). The building is identified as making a positive contribution to the character and appearance of the CA.							
Relevant History							
Application site: no relevant history.							
19 Ivor Street							
June 2006 Planning permission was granted for the erection of a mansard roof to existing dwelling house, ref. 2006/1650/P. PERMISSION IMPLEMENTED.							
22 Ivor Street							
October 2011 Planning permission granted for erection of mansard roof extension, single storey ground floor extension at rear, replacement of a window with door and installation of Juliet balcony at rear first floor level all in connection with existing dwellinghouse, ref. 2011/3964/P. NOT IMPLEMENTED.							
24 Ivor Street							
June 1987 Planning permission was granted for the erection of a mansard roof extension, ref. 8700582. PERMISSION IMPLEMENTED.							

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy

CS5 (managing the impact of development on neighbours);

CS6 (provide quality homes)

CS14 (promoting high quality places and conservation of our heritage)

Development policies

DP24 (securing high quality design)

DP25 (conserving Camden's Heritage)

DP26 (impact on occupiers and neighbours)

Camden Planning Guidance 2011

London Plan 2011

Jeffrey's Street Conservation Area

Assessment

Proposal:

The application proposes the erection of a mansard extension to the dwellinghouse with an overall height of 3.0m and an internal height of 2.7m. The front roof slope of the mansard would be set back from the existing parapet wall. Two dormers with traditional sash windows would be installed on the front roof slope, aligning with the windows below. To the rear the parapet wall would be retained and it is proposed to install two dormer windows within the rear roof slope.

The application has been revised since submission, with the proposed rear extension at second/third floor half landing level now removed and does not form part of this application.

Assessment

Design

The principle of mansard roof additions is established in this location and is a visible feature at 24 and 19 Ivor Street. At 22 Ivor Street a mansard extension has been approved but has not yet been constructed (see relevant history section above). All of these properties are on the same side of the street - nos. 22 and 24 are located either side of the application property. These properties have a similar design, age and appearance to the application property.

The extension would comply with guidance for a true mansard roof extension set out in the Camden Planning Guidance. The front dormers would be set behind the existing parapet wall and would align with windows on the lower floors. The dormers are traditional in appearance and in keeping with neighbouring roof additions. The mansard would have a slate finish with traditional timber framed sash windows. The rear elevation of the mansard would have traditional box dormers, sash windows and the rear parapet wall would be retained. The massing and proportions are acceptable and respect the design and character of the application building.

Amenity

The mansard roof addition while increasing the bulk and massing of the building would not result in any significant loss of sunlight, daylight, outlook or privacy to neighbouring properties.

Recommendation:

Grant conditional planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd January 2012.

For further information see

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