

Delegated Report		Analysis sheet	Expiry Date:	30/12/2011
		N/A / attached	Consultation Expiry Date:	15/12/2011
Officer			Application Number(s)	
Joe Purcell			2011/5275/P	
Application Address			Drawing Numbers	
Flat B 90 Savernake Road London NW3 2JR			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of dormer and balcony on rear roof slope, installation of two rooflights on rear roof slope and two on front roof slope and the erection of a single storey extension on existing second floor terrace associated with the existing flat (Class C3).				
Recommendation(s):		Refuse planning application		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	07	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Site notice displayed 14/11/2011 expiring 05/12/2011: No responses Press notice advertised 17/11/2011 expiring 08/12/2011: No responses</p> <p>Objection letter received from 90A Savernake Road (directly below application site) summary of objections:</p> <ul style="list-style-type: none">Plans submitted do not show objectors flat directly below or how the proposal would impact the property in terms of noise, overlooking, loss of light and impact of mass in respect of the rear extension.There is an additional roof terrace at first floor which is used in part as access to the rear garden. Planning permission has not been granted to use this access as a roof terrace. The structure in the rear garden and structure on roof terrace do not have planning permission either.The structure on the terrace is smaller than shown on submitted plans. The proposed structure would be greater in mass than existing structure and block light into the gardens of 88, 90A and 92.The terrace extension would reduce the enjoyment of the garden and privacy at 90A.The proposals include a wood burner in the permanent structure which contravenes current regulations					
CAAC/Local groups* comments: *Please Specify	Mansfield CAAC: Strongly object to this inappropriate proposal. The main roof would be seriously damaged with an inset balcony and the second floor extension is ugly and would form a precedent that we would seriously regret.					

Site Description

The application site is a first and second floor maisonette of a three-storey semi-detached property located on the north side of Savernake Road. The property has a single storey rear addition, above which the applicant has a terrace and a covered structure which is full width of the terrace, extends 2.5m from the rear elevation and has a mono-pitch roof that has a height of 2.75m adjoining the property decreasing to a height of 2.4m. The application site also has access to a ground floor garden. To the rear of the site is a railway line and fields beyond. The site is located within Mansfield Conservation Area.

Relevant History

90B Savernake Road: P9602936R1: Alterations to the rear roof slope to provide an inset balcony and the installation of a rooflight to the front roof slope.

Granted 10/01/1997(not implemented)

90 Savernake Road: 20572: Change of use to one self-contained flat and one self-contained maisonette, including works of conversion and the erection of an external staircase.

Granted 25/06/1975

90A Savernake Road: 2007/0481/P: Erection of a single storey side extension to residential flat (Use Class C3) and enlargement of ground floor window and insertion of new window to side elevation.

Granted 11/06/2007 (not implemented)

88 Savernake Road: 2009/2450/P: Erection of an enlarged rear dormer roof extension, rooflight on rear roofslope and installation of new window on rear elevation at second floor level for second and third floor maisonette

Granted 28/09/2009

88 Savernake Road: 2010/1232/P: Erection of an enlarged front dormer roof extension to second and third floor maisonette

Granted: 11/05/2010

Relevant policies

LDF Core Strategy and Development 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

Proposal: The applicant seeks full planning permission to remove the existing structure on the second floor terrace and replace with an extension that would measure full width of the terrace (3.8m) and have a diagonal rear elevation ranging in length from 2.75m to 4.3m from the rear elevation of the main property. The extension would measure 2.75m at eaves level and have a mono-pitch roof measuring 4m high at the ridge, just below the gutter on the main property. The extension would have timber walls, timber roof, aluminium framed sliding doors and a rooflight.

Full planning permission is also sought for a dormer roof extension, two roof lights and balcony on the rear roof slope and two roof lights in the front roof slope. The balcony would have lead cheeks, clear glazed balustrade and timber decking. The dormer would be lead clad and have aluminium frame double glazed doors.

The main considerations of these proposals are design and neighbour amenity.

Design: The front roof slope is visible from the public realm and the rear from private gardens and from longer views over the rail line from Parliament Hill Fields, an area of public open space. As the site is within a conservation area, harm caused to private views is a more significant consideration and the statutory test is that development must either preserve or enhance the character of the area.

The Mansfield Conservation Area Statement states that intrusive dormers constructed of poor materials that harm the historic character of the roofscape will be resisted. It is considered that the proposed dormer and balcony are of a poor design that would harm the character of the roofscape. Rear dormers are prominent along the north side of Savernake Road but are generally of a smaller scale and are subordinate to the roof and do not have a balcony area. The proposed dormer and balcony are large in size and dominate the roof, particularly as the balcony cuts through the eaves and no roof verge would be retained.

The proposed rooflights on the front roof slope includes an excessively large centrally located window with a smaller one to its side set slightly lower. As the front roof slope can be viewed from the street and is highly visible the excessive scale of the glazing and poor symmetry are considered harmful and would detract from the character and appearance of the conservation area.

The proposed single storey extension on the rear terrace at first floor level is considered poor in size, design and material. The proposed material of timber cladding is considered uncharacteristic of the area; all other extensions in the area are constructed of London Stock brick. Located at first floor level the extension could be seen in longer and closer views and it is considered the proposed timber cladding would appear incongruous and be detrimental to the character of the Conservation Area. The size of the extension is also considered unsympathetic to the host property, the mono-pitch roof would be as high as the eaves of the main property and this is considered to be inconsistent with the height of extensions within the terrace. In support of this objection Para 4.13 of Camden's Planning Guidance strongly discourages extensions that are higher than one storey below the building's eaves. The general design of the extension is considered awkward and unsympathetic and would have a detrimental impact on the character and appearance of the host building and surrounding conservation area.

Amenity: With regards to overlooking and loss of privacy to surrounding properties adjoining properties are already severely overlooked by the first floor terrace. No.90A objects that the proposed balcony would lead to a loss of privacy but it is considered if the balcony was approved overlooking of adjoining properties would be no worse than existing.

The objector also states that the rear extension would lead to a loss of sun light to the rear garden. As the garden is north facing, the property already 3-storeys high and 90A only has a 4m deep garden from the 3-storey high property the loss of sunlight to the garden of 90A due to the proposed extensions would be minimal compared to the small amount of direct sunlight the garden receives at present. However if the roof of the first floor addition is lowered in height then amenity may improve in

the garden as the sense of enclosure would be reduced.

Recommendation: Refuse

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