Delegated Report **Members Briefing**	**Analysis sheet**	**Expiry Date:**	**23/11/2011**
	N/A / attached	**Consultation Expiry Date:**	01/12/2011

Officer	**Application Number(s)**
Eimear Heavey	2011/4924/P
Application Address	**Drawing Numbers**
Flat B 5 Mornington Terrace London NW1 7RR	Refer to decision notice

PO 3/4	**Area Team Signature**	**C&UD**	**Authorised Officer Signature**

Proposal(s)

Erection of mansard roof extension with solar panels and rooflight and roof terrace to rear in connection with existing residential flat (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	**10**	No. of responses No. electronic	**00** **00**	No. of objections	**00**
Summary of consultation responses:	Site notice displayed from 28/10/2011 until 23/11/2011 and press notice in Ham & High from 10/11/2011 until 01/12/2011. No objections have been received.					

CAAC/Local groups* comments: *Please Specify	Camden Town CAAC 1. **Object** to roof extension to match No6's adjoining extension. 2. No6's roof extension is not an acceptable precedent because of its patently adverse effect on the roofline, the building and the streetscene. Permission was obtained in 1991 for a mansard with a front slope and roof parapets of 75degrees but was built with a steeper slope of nearer 85deg. Steepness of the extension's front slope is a major visual mistake. The extension at no. 6 could hardly be more ill-proportioned and out of place. 3. **Would not object** if it follows Camden's Planning Guidance for typical mansards on Mornington Terrace and in the Camden Town Conservation Area. The major points for adherence: • A mansard of maximum 70deg slope • The distance between the sloping parapets' tops to the sloping roof line should be 400mm • Natural slates and timber sash windows should be used • Dormers windows should be as the application proposes • Level the of new floor should be lowered if possible to keep the roofline low and allow for current standards of thermal insulation • Detail of the height, level and location of the solar panels should minimise the impact on the skyline

Site Description

The application site comprises an existing flat on the northern side of Mornington Terrace, close to its junction with Mornington Place. The property is not listed but is located within Camden Town Conservation Area and has been identified as a positive building in the Camden Town conservation area appraisal and management plan.

Relevant History

Application site: Ref 13611 – application granted in 1972 for conversion of 5, Mornington Terrace N.W.1 into two flats and one maisonette and erection of a three storey rear extension.

6 Mornington Terrace: Ref: 9003479 – application granted in 1990 for erection of a mansard roof extension to provide additional living accommodation for the existing dwelling house.

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 Town Conservation Area Appraisal and Management plan

Camden Planning Guidance 2011: CPG 1 (Design) & CPG6 (Amenity)

Assessment

Proposal
Planning permission is sought for the erection of mansard roof extension with solar panels and rooflight and roof terrace to rear in connection with existing residential flat (Class C3).

Revisions
The mansard roof extension which exists (and has approval) at no 6 Mornington Terrace has a slope of 80^{o}. This application initially proposed a similar roof extension with a similar roof pitch, however this

was not considered to be acceptable in terms of Camden Planning Guidance and as such it was conveyed to the applicant that the guidelines for mansard roof extension needed to be adhered to. Revised plans were duly submitted which incorporated a flat top mansard roof extension with a slope of 70^{o}.

Design
Para 5.7 of CPG1 states that roof extensions "*are likely to be **acceptable** where:*

- *There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape*
- *Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*
- *There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.*"

The existing terrace roofline has been altered in the past, with mansard extensions at each of 6 to 10 Mornington Terrace. The addition of a roof extension at this location would therefore be part of an established approach to altering the terrace and the principle of a roof extension is considered to be acceptable.

The proposal has been revised to comply with the guidelines set out in CPG with the roof extension set back from the parapet, allowing for a substantial gutter, with a slope of 70^{0} and with a roof height of 2.3metres. It will be constructed in slate and will incorporate painted timber sash windows to match existing windows of the property, whilst the existing chimneys will be raised and pots set on the new chimney openings.

Timber folding doors will open out on to the rear decked terrace which will be set behind the retained butterfly roof parapet. The proposed terrace is considered to be small in scale and will not result in a visually intrusive or overly bulky appearance on the original building. The proposed inclusion of a terrace at this level is considered to be acceptable given that it will not be visible from the public realm and would not be harmful to the character and appearance of the Conservation Area. In light of this, it is considered that the design of the proposed roof extensions is acceptable in terms of Camden's LDF policies DP24 & DP 25 and CPG1.

Amenity
Due to their location, the addition of the roof extension and proposed terrace at roof level would not result in any loss of sunlight or daylight to neighbouring properties. The terrace is not considered to impinge on privacy levels to the neighbouring properties as it would not be possible to have direct views from the balcony of the neighbouring terrace at no 6 due to the height of the parapet wall and there is no roof accommodation at no 4. In light of this, it is considered that the proposed roof extension and terrace is acceptable in terms of Camden's LDF policy DP26 and CPG6.

Conclusion
The proposed development is considered to be respectful of the character and appearance of the host property and would preserve the character and appearance of the Conservation Area.

Recommendation: Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th December 2011.
For further information see
http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/