

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/10/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/09/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Jamie Forsman				2011/3964/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Ivor Street London NW1 9PJ				Refer to decision			
<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 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 dwelling house (Class C3).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Householder Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	05	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>		None recieved					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No response from Jeffrey's Street CAAC					

## Site Description

The site is occupied by a mid terrace dwelling of Victorian design and is located within the Jeffrey's Street Conservation Area. The existing property has a glazed roof extension to the rear which leads out to a private garden area.

## Relevant History

**Application site** -No relevant history.

**19 Ivor Street** - Planning permission was granted for the erection of a mansard roof to existing dwelling house (Class C3). Granted 16/06/2006.

**24 Ivor Street** -Planning permission was granted for the erection of a roof extension at second-floor level with a balcony to the rear. Granted 04/06/1987.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS5 (impact of development); CS6 (provide quality homes); CS14 (promoting high quality places and conservation of our heritage)

#### Development policies

DP2 (Make full use of Camden's capacity for housing); DP24 (secure high quality design); DP25 (conserving Camden's Heritage); DP26 (impact on occupiers and neighbours)

**Camden Planning Guidance 2011**  
**Jeffrey's Street Conservation Area**

## Assessment

### Proposal

The application proposes the erection of a 'true' mansard extension at roof level. The mansard will have an overall height of 2.9m and includes 2.6m headroom height and a 10 degree roof slope. Two dormers with traditional sash windows would be installed on the front elevation, aligning with the windows below. The front elevation is set back from the parapet wall which to be raised to height of approximately 1.3m. To the rear, the parapet wall will be retained while the party walls and chimneys would be raised on both sides of the mansard. Two roof lights would be installed in the rear elevation each aligning with the windows below.

The proposed single storey rear extension would be the full width of the rear elevation and seeks to replace a significantly altered addition to the rear of the building. The extent of the proposed extensions rearward projection (2.1 metres approx) would be identical to the existing addition. The extension would have a flat roof containing five skylights.

In addition an existing rear window which serves an upper first floor bedroom would be extended to form a Juliet balcony.

### Design

The principle of mansard roof additions is established in this location and is a visible feature of the roofscape at 24, 28 and 19 Ivor Street and on several properties opposite the application site. There is no strongly defined style however projecting box windows appear to be a predominant feature, and it is noted that the proposal seeks to draw from this allowing for a degree of architectural harmony.

The proposed front elevation would comply with guidance for a true mansard roof extension set out in the CPG. The dormers would be set behind a parapet wall and would align with windows on the lower floors. The box dormers area design feature that is generally in keeping with neighbouring roof additions. The mansard would have a slate tile finish with traditional timber framed sash windows on the front elevation. The rear elevation of the mansard would not be readily visible from the public realm and ensures the retention of original features such as the rear parapet wall. The general massing and proportions are considered to be acceptable and will respect the overall composition of the building.

The single storey rear extension would replace an existing single storey element to the rear of the host building, which has been significantly altered. The proposed extension would have a flat roof and occupy the full width of the rear elevation in affect it would be of slightly larger size and scale. The use of five sky lights is considered to be an acceptable alternative when compared to the glazed roof on the existing rearward projection.

The proposed formation of Juliet balcony is considered acceptable and would not disrupt of the fenestration and general composition of the rear elevation.

### Amenity

With a maximum height of 2.4 metres and rearward projection of 2.1 metres the proposed rear extension would not have any significant impact beyond that imposed by the existing built environment. The increase in height (in part due to the use of a flat roof) and width is predominantly screened from neighbouring properties due to the presence of a 2m high boundary wall which is heavily vegetated and encloses the garden. Neighbouring properties would be anticipated to maintain sufficient access to light and outlook subject to the schemes implementation.

The proposed Juliet balcony which would serve an upper first floor bedroom would be accommodated by extending an existing bedroom window. Due to the configuration of the rear elevation it would be

recessed back between rearward projecting wings on both the application site and neighbouring property at 23 Ivor Street. This would effectively obstruct any direct views into the neighbouring property ensuring any increased visual outlook would not have a significant impact upon neighbour privacy.

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

**Recommendation:** Grant Planning Permission

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***