

Delegated Report		Analysis sheet		Expiry Date:		19/10/2011	
		N/A / attached		Consultation Expiry Date:		19/09/2011	
Officer				Application Number(s)			
Fergus Freeney				2011/4356/P			
Application Address				Drawing Numbers			
20 Hadley Street London NW1 8SS				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension to existing dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining neighbours were consulted – no comments have been received.					
CAAC/Local groups* comments: *Please Specify		The site is not within a conservation area and there are no statutory local groups.					

Site Description

The site is located on the west side of Hadley Street, it comprises a two-storey mid terrace dwellinghouse.

The site is not a listed building and is not within a conservation area.

Relevant History

Application site

2006/2226/P - Erection of a single storey rear extension and a mansard-style roof extension to the residential dwelling (Class C3). *Approved 06/07/2006*

Properties on Hadley Street

2 Hadley Street (2010/3584/P) - Erection of mansard roof extension with a rear balcony to a single family dwelling house (Class C3). *Approved 02/09/2010*

3 Hadley Street - 9301219 - The construction of a roof extension. Refused 29/10/1993. Allowed on Appeal 11/08/1994.

5 Hadley Street - 9401267- The erection of a roof extension to existing 2-storey dwelling house. Granted 13/10/1994.

7 Hadley Street - 8401405 - The erection of a single storey rear extension and a roof addition. Granted 27/03/1985.

9 Hadley Street - 2008/3655/P - Erection of a mansard roof extension to single family dwellinghouse (Class C3). Granted 15/09/2008.

13 Hadley Street - 28377 - Erection of an extension to the roof to provide an additional storey and an extension at the rear to the ground and first floors for residential use. Granted 17/07/1979.

17 Hadley Street - 2004/2552/P - Construction of a mansard-style full roof extension with front roof terrace. Granted 03/02/2005.

25 Hadley Street - 9300720 - Construction of a roof extension. Refused 07/10/1993. Allowed on appeal 09/08/1994.

27 Hadley Street - 9300721 - Construction of a roof extension. Refused 07/10/1993. Allowed on appeal 09/08/1994.

PE9900285 - The erection of a roof extension to a single family dwelling house. Granted 14/06/1999.

2004/0929/P - Construction of a roof extension renewal of planning permission dated 14/06/99 (Reg. No. 9900285). Granted 15/04/2004.

8 Hadley Street - PEX0200008 - Addition of a second floor in the form of a mansard roof including a roof terrace at the rear elevation. Granted 11/03/2002.

12 Hadley Street - 9003272 - Erection of a mansard roof extension to existing dwelling house. Granted 18/09/1990.

14 Hadley Street - 8802342 - Erection of a roof mansard and balcony at second floor level to create additional residential accommodation for the first floor self contained dwelling. Granted 27/04/1989.

18 Hadley Street - 2005/0744/P - The erection of a mansard roof extension. Granted 20/04/05.

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

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 to a single dwellinghouse.

Assessment:

Design

Permission was previously granted in 2006 for a mansard extension at this property (2006/2226/P), the permission has since lapsed. However, policy and guidance has not changed significantly since that time with regard to applications of this nature.

Many properties along Hadley Street have had mansard extensions so there is no objection to the proposal in principle. The proposed mansard would be of an appropriate design, scale and materials and would be subordinate to the host building. The proposed windows would be UPVC faced, which is not considered ideal in design terms. However, as the property is not within a conservation area and there are already UPVC windows on display on the street it is considered satisfactory.

The mansard at the rear of the property incorporates the removal of the existing valley roof, which is contrary to the advice within Camden Planning Guidance. However, this form of extension has been approved elsewhere in Hadley Street, following appeal decisions in 1994 at No's 3, 25 and 27 Hadley Street. Since this time valley roofs have been removed as part of mansard extensions at numerous other properties along Hadley Street, including: No. 5 (October 1994); again at No. 27 (June 1999 and April 2004); No. 17 (February 2005); No. 18 (April 2005) and No. 9 (September 2008). The thrust of Camden Planning Guidance (2011) is similar to previous Supplementary Planning Guidance and, in this context, it is difficult to justify the refusal of the application on this basis. The rear elevation view proposed is not visible from the public realm. Moreover, given the varied character of the rear roofline along this part of Hadley Street, the proposal is not considered to harm the appearance of the wider area. In overall terms it is considered that the design of the mansard is in context with the host building and the surrounding mansards along Hadley Street. The scheme is therefore deemed to be satisfactory in this context.

Amenity

Given that there are a number of similar mansards on the street it is not considered that there would be a significant impact on the amenity of neighbours from the proposed mansard in terms of loss of light or outlook.

Recommendation: Grant Planning Permission

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