

| | | | | | |
|--|----------------------------|---|-------------------------------------|--------------------------------------|------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 17/03/2011 |
| | | N/A / attached | | Consultation Expiry Date: | 24/02/2011 |
| Officer | | | Application Number(s) | | |
| Carlos Martin | | | 2011/0130/P | | |
| Application Address | | | Drawing Numbers | | |
| 84 Constantine Road London NW3 2LX | | | Refer to draft decision notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| Erection of a rear roof dormer with French doors and Juliet balcony; installation of railings to form roof terrace at third floor level along with associated access; and erection of ground floor single-storey rear extension, to residential dwelling house (Class C3). | | | | | |
| Recommendation(s): | | Grant planning permission subject to conditions | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|--|--|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 09 | No. of responses | 02 | No. of objections | 00 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <p>Press notice published between 3/02/2011 and 24/02/2011. Site notice displayed between 26/01/2011 and 16/02/2011.</p> <p>2x comments from applicants and adjoining neighbours at no. 86 supporting the proposal.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | <p>Mansfield CAAC – Objects on the following grounds:</p> <p>Front and rear dormers are oversized and the terrace access breaks the rear main roof gutter line, contrary to Supplementary Planning Guidance.</p> <p>Officer's response: The proposal has been amended to remove the proposed front dormer and bulky terrace access altogether. The front dormer has been replaced by a pair of rooflights which would be conservation type, i.e. flushed with the roof slope, and the rear dormer has been reduced to a reasonable size.</p> <p>The amended terrace access would not create any additional bulk but would cut through the existing gutter line, as there is no sufficient height between the terrace level and the gutter line to create a door. However, the new access would follow the existing shape of this part of the rear elevation (including the roof slope), thus preserving the original form of the building. The amended drawings have been annotated to confirm this but details of this access should be required by condition given that no section drawing through the door has been provided.</p> | | | | | |

Site Description

The application site relates to a red brick three-storey mid-terrace single dwelling house located on the south side of Constantine Road, within the Mansfield Conservation Area. Similar properties adjoin at either side and opposite. The area is predominantly residential.

Relevant History

2010/3103/P: pp **granted** for the erection of a single storey full width rear extension at ground floor level at no. 74 Constantine Road.

9400984: pp **granted** for the formation of a roof terrace and dormer access at rear 3rd floor level at no. 78 Constantine Road. 13/10/1994

9201269: pp **granted** for the creation of a dormer window to the rear elevation of no. 88 Constantine Road. 08/07/1993

8803645: pp **granted** for the erection of roof extensions at front and rear and the formation of a rear roof terrace at no. 80 Constantine Road. 13/07/1988

8500348: pp **granted** for the erection of a roof extension and balustrade at no 76 Constantine Road. 15/05/1985

Relevant policies

LDF Core Strategy and Development Policies

CS1 Distribution of growth

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 2006

Mansfield Conservation Area Statement

Assessment

1. Planning permission is sought for:
 - a. the installation of two conservation type rooflights to the front roof slope;
 - b. the erection of a rear dormer with French doors and Juliet balcony;
 - c. the erection of railings around the flat roof of the existing back-addition to create a roof terrace at third floor level and the formation of an associated access;
 - d. the erection of a side return infill extension.

Amendments

2. The proposal has been amended following officers' advice. An originally proposed front dormer has been removed. Front dormers are not generally considered acceptable in conservation areas. There are a number of these in Constantine Road, notably at no. 80. However, none of them appear to have been granted permission in recent times and most properties preserve their original front roof forms. In this respect, the Mansfield Conservation Area Statement indicated that Constantine Road is a street with largely unaltered front roofs and expressly discourages new front dormers.
3. Other amendments include the reduction in size of the proposed rear dormer, the removal of the proposed terrace access due to the bulk that would add at roof level and the relocation of the railings away from the rear building line to match the railings of neighbouring terraces at nos. 76 and 80 Constantine Road.

Planning considerations

4. The main material planning considerations are:-
 - i) the impact of the proposal on the character of the building and the conservation area;
 - ii) the impact of the proposal on the amenity of neighbouring properties;

Alterations at ground floor level

5. The proposed rear ground floor extension would infill the side return area and would feature a sloping roof with three rooflights. A new set of bi-folding doors would replace the existing garden access. The extension would be built with matching materials, it would have a reasonable height and design and given that it would not be visible from the public realm it is considered acceptable in design and conservation grounds.
6. The adjoining property at no. 86 has a similar side return extension which ensures that the proposed extension would not result in any loss of light or increase sense of enclosure for neighbours.
7. Although the existing rear garden/patio space is of a small size, the proposed extension would not project further than the existing rear building line of the existing back-addition, thus infilling only the side return area, which is considered to be of little amenity value. The creation of a terrace at third floor level would compensate this loss of ground level outdoor space and overall the property would improve its amenity space. The extension can therefore be considered acceptable in terms of amenity for future occupiers.

Alterations at roof level

8. The proposed front rooflights would be conservation type and would not harm the appearance of the front elevation of the building or the conservation area. The proposed rear dormer would be centrally positioned, preserving a harmonious rear elevation and would not result overdominant in terms of scale and size. The dormer would be built with matching materials, which should be reinforced by condition, and broadly complies with planning guidance for roof extensions.
9. The proposed door to access the third floor terrace would follow the form and shape of the building, it would not be visible from the public realm and it is not considered to have a detrimental impact on the character and appearance of the building in principle. However, in the absence of a section drawing, further details should be required by condition.
10. No impact in terms of loss of privacy for neighbours is expected as a result of the proposed rear dormer

or front rooflights given their location at roof level and the lack of neighbouring windows facing them.

Roof terrace

11. Roof terraces have ceased to be an uncommon feature in the area and are welcome in the sense that they provide valuable outdoor amenity space for flats and houses with small rear gardens. Within this section of Constantine Road (nos. 74 to 88) two rear roof terraces are visible from both Mackeson Road and Cressy Road. The roof of the back-addition of these properties is flat and their conversion into roof terraces involves minimal alterations other than the erection of railings. The proposed railings would be similar to those of the existing neighbouring terraces and although they are partly visible (especially from Mackeson Road), they are not considered to have a detrimental impact on the character and appearance of the building or the Mansfield Conservation Area.
12. As the application site has a small rear garden, the proposed terrace would be located only 6.5m away from the side elevation of no. 33 Mackeson Road. However, the first and second floor side windows of this property, which would face the proposed terrace, appear to serve bathrooms and are obscure glazed. The two rear windows facing the side return are clear glazed but are located at an average of 40 degree angle from the rear of the terrace, which ensures that the terrace would not afford direct views into the habitable rooms that the windows serve. The difference in level between the third floor level terrace and the side return windows at first and second floor levels further protects no. 33 Mackeson Road from any undue overlooking from the proposed terrace.
13. The adjoining property at no. 86 would be more exposed to overlooking from the proposed terrace. However, as with the previous property, the angle of view and difference in level would limit any serious overlooking impact and in this case the occupiers of no. 86 have expressed in writing their support for the proposal and therefore the terrace is considered acceptable in neighbouring amenity terms.
14. Overall the proposal, as amended, broadly complies with current LDF conservation and amenity policies, planning guidance and the Mansfield Conservation Area Statement and consequently approval is recommended.
15. **Recommendation:** Grant

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613