

Delegated Report		Analysis sheet		Expiry Date:		21/01/2011	
		N/A / attached		Consultation Expiry Date:		6/01/2011	
Officer				Application Number(s)			
Carlos Martin				2010/6358/P			
Application Address				Drawing Numbers			
27 Rona Road London NW3 2HY				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendments to planning permission 2010/2147/P granted 14 June 2010 (for the erection of ground floor rear and side extensions, enlarged front and rear roof dormers and associated alterations to single family dwelling house), relating to the use of an existing flat roof at rear second floor level as a terrace (including the installation of railings), enlargement of existing window opening to create a door and alterations to the approved ground floor side extension.							
Recommendation(s):		Grant permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	01	No. of objections	01
				No. electronic	01		
Summary of consultation responses:		<p>1 objection from adjoining neighbour to the potential detrimental impact of the second floor greenhouse and requesting that the existing trellis is retained between his terrace and the proposed one.</p> <p>Officer response: The application has been amended to remove the originally proposed greenhouse and to incorporate a new trellis, as the trellis requested to be retained appears to be within the boundaries of the adjoining property.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p><u>Mansfield CAAC</u>: Objects to the originally proposed greenhouse. Also comments on solar panels.</p> <p>Officer response- these are considered permitted development and have been removed from the drawings.</p>					

Site Description

The application site relates to a three storey plus attic single dwelling terrace house with a part single/ part two storey back addition, located on the south side of Rona Road, within the Mansfield Conservation Area. The surrounding area is predominantly residential in character.

Relevant History

2010/2147/P: pp **granted** for additions and alterations to a single family dwelling house (class C3) to include a side extension, a full width rear extension with an oriel window following the demolition of existing external WC, alterations to the existing dormer windows on front and rear elevations, and the replacement of existing fenestration within the brick elevations to match existing.

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 Planning Guidance 2006

Mansfield Conservation Area Statement

Assessment

1.0 Planning permission is sought for amendments to planning permission 2010/2147/P (granted 14 June 2010) including the use of an existing flat roof at rear second floor level as a terrace (including the installation of railings) and enlargement of existing window opening to create a door and alterations to the approved single storey side extension at ground floor level to existing dwelling house (Class C3).

1.1 The proposed alterations to ground floor level involved replacing the approved rear oriel window with a double window and replacing a flat roof section of the approved side return extension by a sloping roof to match the remaining parts of the roof.

Amendments

2.0 The original proposal involved the erection of a green house/conservatory at second floor level. This has been removed following officers' advice and the erection of a privacy screening to the proposed terrace has been incorporated to the proposal.

Planning considerations

3.0 The contentious elements of the application have been amended as requested by officers' and objectors. The proposed alterations at ground floor level are minor and are considered acceptable in design and conservation terms, given that they are concealed to the rear and not visible from the public realm. Terraces are now a common feature in both Rona Road and Estelle Road (to the back) and no objection is raised in principle to the use of the second floor flat roof as terrace at the application site, as already do both adjoining properties. The proposed terrace would feature simple black iron railings to match other railings in the vicinity, and a privacy screening (trellis fence) has been incorporated on the boundary of no. 27 with 25 in order to ensure that both properties can enjoy their terraces with a reasonable degree of privacy. Given the number of terraces in the area, it is not considered that the proposed terrace would result in any considerable increase in overlooking levels and with a standard condition to retain the aforementioned trellis, the terrace is considered acceptable in amenity terms.

Recommendation

4.0 The proposal broadly complies with current design and amenity policies and consequently approval is recommended.

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