

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/09/2010
		N/A / attached		Consultation Expiry Date:	30/08/2010
Officer			Application Number(s)		
Anette de Klerk			2010/3041/P		
Application Address			Drawing Numbers		
17 Quadrant Grove London NW5 4JP			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a second floor roof extension with front terrace, creation of roof terrace at rear second floor level and installation of rooflight to single storey rear extension of residential dwelling (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	9	No. of responses	1	No. of objections	1
			No. electronic	00		
Summary of consultation responses:	One letter of objection was received from the ground floor occupant of No. 46 Grafton Terrace stating the following: <ul style="list-style-type: none">- Loss of daylight: The back of 46 Grafton Terrace faces directly north towards Quadrant Grove. The entire direct daylight obtained in the kitchen on the ground floor comes from just above the roof level of 17 and 19 Quadrant Grove. Any extension at either 17 or 19 Quadrant Grove would remove any remaining direct daylight in the kitchen. <i>(Paragraph 3.1)</i>- Loss of privacy: The boundary fence between 17 Quadrant Grove and 46 Grafton Terrace is very close to the back of 17 Quadrant Grove. The proposed erection of a roof terrace would overlook patio areas – one next to boundary with 17 Quadrant Grove and another further back. <i>(Paragraph 3.1)</i>					
CAAC/Local groups comments:	N/A					

Site Description

The application relates to a two storey mid terraced house situated on the north side of Quadrant Grove. It has a parapet at the front with a valley roof behind. The property is not located within any Conservation Area nor is it listed. The majority of the residential properties along Quadrant Grove display mansard roof extensions set behind a parapet along the front of the buildings.

Relevant History

No relevant history.

Neighbouring properties:

15 Quadrant Grove:

PEX0000541: Erection of mansard roof extension. Appeal allowed 13/02/2001.

13 Quadrant Grove:

2004/5405/P: The erection of a mansard roof extension with front roof terrace and a rear first floor extension with roof terrace above. Granted 11/02/2005.

11 Quadrant Grove:

PEX0100459: Construction of extension at roof level creating a second floor including raising of chimneys on either side of property and balcony at front of property. Granted 28/08/2001.

20 Quadrant Grove:

8402099: Alterations to the existing rear extension and the erection of a roof addition to provide additional residential accommodation. Granted 07/03/1985.

22 Quadrant Grove:

2004/1059/P: Erection of a mansard roof extension. Granted 23/04/2004.

24 Quadrant Grove:

PEX0100735: Loft extension and first floor rear extension. Granted 26/11/2001.

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles
B3 – Alterations and extensions
SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

1. Proposal:

1.1 The application entails the erection of a roof extension to provide an additional floor to the building and the creation of a roof terrace with metal railings on the roof of the existing rear two storey extension. The proposed roof addition would increase the height of the flank walls and would result in the loss of the double-pitch valley roof. The roof will have two sets of French doors to the front and will be similar in appearance to the front elevations of the roof extensions to the adjacent and nearby properties along Quadrant Grove. The rear wall of the extension will be flush with the rear wall of the house. It is also proposed to install a rooflight to the existing single storey rear extension.

Assessment:

The main issues to consider are the impact on the appearance of the building and the character and appearance of the surrounding area.

2. Design, Scale and Appearance:

2.1 Council policies state that roof alterations can have a significant effect on the appearance of the existing building and its surrounds. Special care should be given to their siting, design, size, proportions and materials, particularly in areas where roofs are plainly visible and where roofs are an attractive feature of the building or area. Camden Planning Guidance notes that roof alterations are likely to be acceptable where there is an established form of roof addition to a terrace; the alteration is architecturally sympathetic to the character of the building and retain the overall integrity of the roof form; and where 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.

2.2 The application site forms part of a terrace of 11 properties at No's 1-12 Quadrant Grove. The majority of properties along Quadrant Grove have existing roof extensions displaying a variety of styles but all set back behind the parapet. In particular a precedent is set by the adjoining properties at No's 15, 13, 11 and the properties opposite the application site at no's 20, 22 and 24 which have roof extensions set back behind the front parapet. It is therefore considered that a roof extension similar to the existing roof extensions along Quadrant Grove would be acceptable in the context of this terrace of properties. In addition the rear of the properties along Quadrant Grove displays several rear additions and roof extensions with terraces. These extensions and terraces are visible from the surrounding area and public realm, especially Malden Place. As such it is considered that the proposed terrace to the rear would be acceptable in design and location terms.

2.3 The proposal complies with Council policies and CPG advice on roof alterations and is considered to be acceptable in terms of design, materials, scale and proportions. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building, the streetscene or the character and appearance of the surrounding area.

3. Amenity

3.1 The proposed mansard roof extension and second floor terrace to the rear by reasons of its location and siting would not impact on neighbour amenity adjacent in terms of day/sunlight, outlook or privacy. There is a separation distance of approximately 22m between the rear projection at No 17 Quadrant Grove and the rear projection at No. 46 Grafton Terrace. Given the separation distance between properties along Quadrant Grove and Grafton Terrace and that several of the adjoining properties at No's 1-21 Quadrant Grove have roof extensions and terraces, it is not considered that the introduction of a roof terrace at rear second floor level and the erection of a mansard roof extension of the application site will result in an unreasonable amount of additional overlooking or loss of day light into any habitable rooms or rear garden areas of nearby properties.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 4th October 2010. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>