

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		27/09/2010	
		N/A / attached		Consultation Expiry Date:		07/09/2010	
Officer				Application Number(s)			
Carlos Martin				2010/3825/P			
Application Address				Drawing Numbers			
66 Savernake Road London NW3 2JR				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a second floor rear extension to second floor flat (Class C3)							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	15	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site notice displayed between 06/08/10 & 27/08/2010 – No response					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Mansfield CAAC – objects to the bulk of the extension; the height level of the extension, which is close to the pitched roof; and the fact that the extension would be higher than the adjoining extension.</p> <p>Officer's response: The proposed extension has been amended to match the adjoining extension in terms of size, height and appearance. Although the extension would be at 2nd floor level, it would not interfere with the main roof of the house and would appear subordinate to the host building, as required by CPG. As the proposal would match the adjoining extension, it would bring back a degree of symmetry to the rear of these pair of semidetached properties.</p>					
Site Description							
<p>The application site relates to a ground and three-storey semidetached property, converted to flats, situated on the north side of Savernake Road. Similar properties, also in use as flats adjoin to the east and west. This application relates solely to the second floor flat. The main line railway and Hampstead Heath adjoin to the north.</p> <p>The site is within the Mansfield Conservation Area. The building is considered to make a positive contribution</p>							

to the character and appearance of the conservation area.

Relevant History

66 Savernake Road:

2005/4312/P: pp **granted** for the erection of 1100mm high black iron railings to existing flat roof areas at first floor side and rear and construction of timber walkway to join the two flat roof areas to create 2 roof terraces for first floor flat (class C3).

PE9700474: pp **granted** for the installation of balcony railings to existing roof terrace. 18/09/1997

9201344: pp **granted** for the erection of a roof extension to provide bedroom and bathroom. 01/07/1993

8703295: pp **granted** for the erection of a single-storey side extension and a single-storey rear extension at ground floor level. 24/02/1988

68 Savernake Road:

2003/0059/P: pp **granted** for alterations including enlargement of an existing rear extension at third floor level, the installation of a new roof light, and the insertion of a new window in the rear elevation of the main building.

34293: pp **granted** for the change of use to three self contained flats and works of conversion including the erection of arrear extension at second floor level and the formation of terraces at 1st and 2nd floor levels. 08/11/1982

Other properties

No 72 Savernake Road - **8703155:** pp **granted** for the retention of two self-contained flats and the formation of a self-contained maisonette including the erection of rear extensions at ground and second floors; the formation of roof terraces at rear first and second floors; the installation of dormer windows at front and rear and the erection of three bin stores at the front. 08/04/1988

No 76 Savernake Road – **14781:** pp **granted** for alterations and addition at second floor level to provide five self contained units. 18/12/1972

No 96 Savernake Road - **PE9900002:** pp **granted** for the erection of rear extension at second floor level. 08/10/1999

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

Camden Planning Guidance 2006

Mansfield Conservation Area Statement

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.

LDF Core Strategy

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

1. Introduction

1.1 Planning permission is sought for the erection of a second floor rear extension to the second floor flat.

1.2 The proposed extension would be 4.2 m deep by 3.7m wide and would match the height of the adjoining extension at no. 68. It would feature a flat roof with a rooflight and a set of folding glazed doors to access the remaining terrace space at 2nd floor level. The extension would provide a family room to the existing flat and would be built in bricks to match existing.

2. Design and conservation

2.1 The proposed extension would be built in materials to match existing and, as it would be located at the rear and has been amended to match the adjoining extension, it is considered that it would not have any detrimental impact on the character and appearance of this pair of semidetached properties and the wider Mansfield Conservation Area.

2.2 Although CPG denotes that extensions that are higher than 1 full storey below roof eaves will be strongly discouraged, the relevant history section indicates that there are a number of second floor extensions on properties along this part of Savernake Road. It appears there are existing second floor extensions at nos. 68, 70, 72, 74, 76, 84, 90, 94 and 96 (some do not appear to have the benefit of planning permission but appear to be well established). Given this context, it is considered difficult for the Council to resist the principle of a rear extension at this property. Furthermore, in this instance the proposed extension would create a degree of uniformity with its paired detached neighbour at no. 68.

3. Amenity

3.1 The proposed extension is not expected to result in a significant loss of amenity to neighbouring properties in terms of loss of light, outlook or privacy. It is acknowledged that there would be a degree of loss of daylight to the rear first floor window of the flat immediately below. However, as this window is facing north, no loss of direct sunlight would occur and the reduction in daylight would not be such as to refuse the proposal on these grounds only.

4. Recommendation: Grant

DISCLAIMER

Decision route to be decided by nominated members on Monday 27th September 2010.

For further information see

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