

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		29/07/2010	
		N/A / attached		Consultation Expiry Date:		08/07/2010	
Officer				Application Number(s)			
Rob Tulloch				2010/2876/P			
Application Address				Drawing Numbers			
105 Gloucester Avenue London NW1 8LB				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Alterations at roof level to provide full width extension including rear roof terrace to existing maisonette (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	70	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	A site notice was displayed from 16/06/2010 and 70 neighbours were notified. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Primrose Hill CAAC object and comment that:</p> <ul style="list-style-type: none"> • The existing half of the rear butterfly parapet be retained and the missing half be re-instated • The mansard be set back and the height of the dormers reduced in line with Camden Planning Guidance • A condition be attached to ensure no pipework is attached to the front as it would be out of character <p><u>Officer comment</u></p> <ul style="list-style-type: none"> • <i>As half the butterfly profile has already been removed is it not considered necessary to require its retention and the re-instatement of the other half. The type of roof extension proposed, with a terrace, would have an uncomfortable relationship with a butterfly parapet as it would require some kind of balustrading in the dip, and many of the neighbouring roofs no longer have their original parapets so the loss of the remaining half is considered acceptable.</i> • <i>The mansard has been set back and the dormer lowered after negotiation</i> • <i>Drainpipes are generally considered to be de minimis and do not require planning permission. There are rainwater pipes at nos. 101, 103, 109 & 111 so they are part of the streetscape and a condition prohibiting such a pipework would not be reasonable.</i> 					
Site Description						
<p>The site is a four storey terraced property divided into a flat at basement level and a maisonette on the upper floors, the application relates to the maisonette. It is constructed in London stock brick with a rusticated stucco frontage at lower and upper ground floor levels. The building displays moulded windows surrounds and a Juliette balcony at first floor level the front elevation. A half width roof extension is located to the rear of the existing roof. The site is located on the southern side of Gloucester Avenue, between Fitzroy Road and Edis Street. It lies within the Primrose Hill Conservation Area and is listed as a building that makes a positive contribution to the conservation area.</p>						

Relevant History

P9602541R1 The replacement of the existing aluminium sash windows and secondary glazing, with top hung aluminium windows. Granted 13/12/1996

34693 Change of use to form a flat and maisonette together with works of conversion and alteration including the rebuilding of a two-storey rear addition and the erection of a two-storey extension. Granted 06/12/1982 (partially implemented)

103 Gloucester Avenue

2006/5318/P. Erection of a front extension to existing mansard roof to existing studio flat at 3rd floor level (Class C3). Granted 03/04/2007.

107 Gloucester Avenue

2009/3468/P Erection of mansard roof, single storey rear extension with roof terrace and replacement doors at basement level to front and associated works. Granted 07/09/2009

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

Primrose Hill Conservation Area Statement

LDF Core Strategy and Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

The proposal is for the erection of a mansard style roof extension with rear terrace. The main issues are the impact of the changes on the character and appearance of the building and wider conservation area, and on the amenity of occupiers and neighbours.

Revision

The original proposal featured no separation between the base of the mansard and the parapet, two dormers that were not sufficiently below the top of the roof, and double french doors with full length windows either side to the rear. These elements did not fully comply with the guidance for roof extensions in Camden Planning Guidance and the proposal has been amended accordingly. The

mansard has been set back, the front dormers have been lowered, and the amount of glazing at the rear has been reduced.

Design

Mansards are the most appropriate form of roof extension for properties of this age and design, and there are numerous mansard-style roof extensions of varying quality along both sides of Gloucester Avenue.

The proposed extension would be a slate clad flat mansard at the front, set back 300mm from the front parapet and featuring two single front dormer windows. This is in line with the Camden Planning Guidance.

The host building features a valley roof with a small extension at the rear which has resulted in the loss of half of the butterfly parapet. The proposal seeks to remove the existing extension and replace the remaining butterfly parapet with glazed balustrading.

Camden Planning Guidance advises that for valley roofs, when parapets are an important visual element they should be retained. However in this case, as only half the parapet remains, and as many of the neighbouring properties have lost their original parapets at the rear, the loss of the remaining half is considered acceptable.

At the rear, the extension would be a full-width dormer with a vertical wall and three timber framed folding French doors and a small timber window to the side. The extension would be set back 2.7m from the glass balustrade to form a terrace.

The scale, design and materials of the proposed extension are not considered to harm the appearance of the host building and comply with the Council's planning guidance. As the majority of properties on the terrace have roof extensions, the proposal would not harm the appearance of the terrace or wider conservation area.

Amenity

The proposed roof extension would not extend beyond the front or rear elevations and is therefore not considered to affect daylight or sunlight to adjoining properties.

The existing roof extension to the rear features three windows, the proposal would increase the amount of glazing and incorporate a terrace and would have the potential for an increase in overlooking. However, the rear of the property faces directly onto Utopia Village which is in commercial use. The closest residential properties are in Egbert Street over 35m away. Due to their distance and as these properties are already overlooked by the existing windows to the rear of the application site, and by the neighbouring terraces, it is not considered that the proposal would increase overlooking to these properties.

Recommendation

Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 26th July 2010. For further information see

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