

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		07/07/2010	
		N/A		Consultation Expiry Date:		09/06/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/1565/P			
Application Address				Drawing Numbers			
17-18 Doughty Mews London WC1N 2PF				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of a single storey roof extension with glazed roof and roof terrace, with two rooflights to the rear roofslope over 17 Doughty Mews to provide additional accommodation to the dwellinghouse (Class C3).							
Recommendation:		Grant Planning Permission					
Application Type:		Householder Application					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	20	No. of responses	05	No. of objections	03
Summary of consultation responses:	<p>60 Millman Street objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - The creation of the two sash windows and rooflights to the rear elevation would result in loss of privacy and noise nuisance. All four windows have a view into the bedroom of their property as well as the gardens. - The houses in Doughty Mews have never had windows in the rear elevation. Such works could set a precedent. <p><i>(Officers Response: the two sash windows have been removed from this proposal. Please refer to para.3.0)</i></p> <p>62B Millman Street objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - As a consequence of the works they will suffer from a serious loss of privacy and light. - Also concerned about the noise and pollution level which the works will cause. <p><i>(Officers Response: Please refer to para.3.0)</i></p> <p>62D Millman Street comments on the proposal on the following grounds:</p> <ul style="list-style-type: none"> - Most of the roof extensions are on the east side of the mews where there is a much greater space between the mews and the houses behind. - Does not appose the application if the roof extension is no higher than the current roof height of 16 Doughty Mews and that it only applies to the northern half. <p><i>(Officers Response: Please refer to para.2.0-2.6)</i></p> <p>19 – 20 Doughty Mews has no comments on the application</p> <p>10-11 Doughty Mews supports the application as follows:</p> <ul style="list-style-type: none"> - Planning department must adopt a realistic attitude to the mews and recognise that unless permanent residents can create a reasonable amount of living space by extending upwards, they will move out in which case by – to – letters will move in. - They are unhappy with the current state of the road within the mews. 					
CAAC/Local groups comments:	<p>Bloomsbury CAAC object to the application as follows:</p> <ul style="list-style-type: none"> - They feel that the proposal would detract from the character of this good mews house and the surrounding area. 					
Site Description						
<p>The application site is a two storey mews building, with a residential flat on the upper floors and two garages on the ground floor. The property is located on the west side of the mews. This application relates to the roof of 17 Doughty Mews. The property is not a listed building, but it is located within the Bloomsbury Conservation Area.</p>						
Relevant History						
<p>8701085: Erection of a roof extension to provide additional accommodation to the existing flat at first floor level GRANTED 06/08/1987</p>						
Relevant policies						
<p>London Borough of Camden Unitary Development Plan 2006</p> <p>SD6 – Amenity for occupiers & neighbours</p> <p>B1 – General design principles</p> <p>B3 – Alterations and additions</p> <p>B7 – Conservation Areas</p> <p>Camden Planning Guidance 2006</p>						

Bloomsbury Conservation Area Statement
LDF Core Strategy and Development Policies

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

CS14 - Promoting high quality places and conserving our heritage

DP25 - Conserving Camden's heritage

Assessment

1.0 Proposal

1.1 The application seeks approval for a roof extension over 17 Doughty Mews. The front parapet will remain as existing. There is proposed to be a small terrace measuring 1.8 metres (taken from the deepest point) which will be accessed via three glazed sliding doors. There is to be a glazed roof which will measure approx.2.7metres. This glazed panel will meet a solid roof which will slope towards the rear parapet. There are to be two rooflights proposed on this rear slope of the proposed roof.

1.2 The two proposed sash windows have been removed from this application.

2.0 Design

2.1 The proposal includes the installation of a mansard roof extension to the roof of 17 Doughty Mews. It is to be built up to a height of 2.6metres, to match that of the height of the existing roof extension to 16 Doughty Mews. The proposed structure will be set back from the front parapet wall by 1.6m. A glazed balustrade is to be erected to sit behind the parapet wall, measuring 0.6m above the parapet wall. The proposed extension is to be fully glazed and would therefore create a lightweight structure. The mansard is set back behind the parapet walls on the front elevation, minimising its visual impact from the front elevation.

2.2 A terrace measuring 1.6 metres is to be proposed to the front elevation. Three large glazed doors will provide access from the accommodation to the proposed terrace. The flat front elevation would be set back from the front elevation and therefore, it is not considered that the proposals would have any further impact on the host building, nor the character and appearance of the Conservation Area to that of the existing situation.

2.3 The proposal also respects SPG guidance in that the roof extension sits behind the parapet wall at the front, therefore reducing the impact visually from the street. Although it has a flat front elevation, the style of mansard is considered acceptable – as this style already exists at neighbouring properties. Although the party wall is to be built up on one side, the northern party wall will be built up against the neighbouring existing wall. Adequate headroom has been obtained, offering 2.5m in height.

2.4 The materials proposed for the roof are to be selected natural slate, conservation velux windows to the rear elevation, London stock brick and glass sliding doors to the front, bespoke aluminium framed fully glazed sliding roof and a single ply membrane to flat roof.

2.5 A glazed balustrade is proposed to ensure that the balcony meets building regulations. There is also proposed to be sliding glass doors to the rear elevation of the roof terrace. Although modern in design, the glass doors and roof are considered to be set back from the parapet wall so would not be read as a detrimental impact on the host property. As the proposed screen is to be attached to the existing parapet wall, and does not affect the existing parapet wall, this part of the proposal is considered acceptable.

2.6 It is considered that the proposed roof extension follows the existing characteristic form of roof development along the street, in terms of proportions and materials. Therefore the proposal is considered in keeping with the existing pattern of development along Doughty Mews and is considered to preserve the appearance and the character of the host property and that of the Bloomsbury Conservation Area.

3.0 Impact on Adjoining Neighbours

3.1 Although the application proposes to build up the existing party walls, the neighbouring properties to north of the property has a similar roof extension. Although the proposal seeks to build the parapet up to the south of the site, the buildings behind the mews block are approx 10m away. It is therefore not considered that the roof addition will cause any significant loss of light, outlook or privacy; hence

the scheme is considered to comply with policy SD6 of Camden's UDP.

3.2 Objections have been received in regards to the rooflights proposed in the rear elevation of the proposed extension. It is considered that as these rooflights are on an angle, no direct overlooking would occur. Therefore, due to the proposed angle of the rooflight, no significant overlooking issues are likely to occur.

3.3 Objections have been received stating that works would be noisy. An informative is advised to be attached to the permission stating the hours of construction which are controlled under the Control of Pollution Act 1974.

3.4 It is considered that the proposal is consistent with the existing built form, and does not have a detrimental impact on the host property, neighbouring properties or the character and appearance of the conservation area, and is therefore considered acceptable.

Recommendation: Grant Planning Permission

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