

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>19/05/2010</b>	
		N/A		<b>Consultation Expiry Date:</b>		07/05/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Eimear Heavey				2010/0641/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
87 Greencroft Gardens London NW6 3LJ				Refer to draft decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Alterations at roof level including four dormers to front, two French doors and balconies to rear in connection with enlargement of existing 2 bed flat to provide a 4 bed maisonette.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	48	No. of responses No. electronic	01 01	No. of objections	01
<b>Summary of consultation responses:</b>		<p>A <b>site notice</b> was displayed from 16/04/2010 until 07/05/2010</p> <p><b>Adjoining occupiers/owners</b> Letter of objection received from the occupants of 102 Greencroft Gardens who raised concerns regarding the construction of such 'penthouses' and the fact that they are destroying the natural architecture of the street.</p> <p><i>Response: Please see assessment section of report for further comment.</i></p>					
<b>CAAC/Local group comments:</b>		<p>There is no CAAC in Swiss Cottage</p> <p><b>C.R.A.S.H</b> No objection as roof extension will match existing roof dormers of adjacent house (email dated 05/05/2010 from Anne Charvet).</p>					
<b>Site Description</b>							
The application site is a 3-storey semi-detached large period house; converted to flats. The house benefits from a large rear garden, used by the g/f flat and a front garden area. The area is predominantly characterised as residential. The building is not listed and lies within the Swiss Cottage CA.							
<b>Relevant History</b>							
<p><b>2009/4751/P:</b> Planning permission <i>granted</i> in Dec 2009 for alterations and extensions including the erection of single storey rear extension to ground floor flat with associated decking; replacement of first floor windows with French doors in association with existing roof terrace to flat 3; creation of terrace for flat 2 at first floor level with access via new French doors; alterations to openings at ground floor of western elevation and rear first floor – currently being implemented.</p> <p><b>H5/8/25/8770</b> Construction and retention of flat roof and balcony to single storey rear addition and raising height of existing rear addition by 2'O" (0.61M). Granted 24/06/1970 – implemented.</p>							

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### London Borough of Camden Replacement Unitary Development Plan 2006

- SD1 Quality of Life
- SD6 Amenity for occupiers and neighbours
- H1 New housing
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Areas

### Camden Planning Guidance 2006

#### Swiss Cottage Conservation Area Statement

### LDF Core Strategy and Development Policies

#### Core Strategy Proposed Submission

CS14 - Promoting high quality places and conserving our heritage

CS16 - Improving Camden's health and well-being

CS17 – Making Camden a safer place

#### Core Development Policies Proposed Submission

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

*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

### Proposal

Planning permission is sought for alterations at roof level including four dormers to front, two French doors and balconies to rear in connection with enlargement of existing 2 bed flat to provide a 4 bed maisonette.

### Amended Plans

Following a site visit, it was recommended that the proposed front and rear dormers be aligned with the windows below as per Camden Planning Guidance. Amended plans were submitted by the applicant and are considered to be acceptable.

### Land Use

The proposed development is to provide additional residential floorspace to an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

### Design

Policy B7 of the UDP (2006) states that the character and appearance of the Conservation Area should be either preserved or enhanced whilst Camden Planning Guidance states that mansard roofs are a traditional means of incorporating additional floorspace into a building without adding height or bulk of a full storey. It also states that roof extensions are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings.

The property sits between properties in the terrace which already have mansard roof extensions. In this regard the proposed mansard would not look at odds within the terrace or break a largely unbroken run of roofscapes. This is considered to preserve the appearance of the terrace and character and appearance of the Swiss Cottage Conservation Area.

In Conservation Area terms, following the submission of the amended plans, the proposed roof extension conforms with design guidance and is of an appropriate design, height and appearance, and would not constitute a harmful alteration to the appearance of the terrace, front or rear. For the reasons stated above the proposed works are not considered to harm the appearance of the terrace and would preserve the character and appearance of the Conservation Area in compliance with policies B1, B3, B6 and B7.

**Standard of accommodation**

The proposed new accommodation will receive adequate light and ventilation and in terms of the quality of the internal living standards; the space is approximately 67sqm in size when measured without the staircase. The minimum standards required by Camden's Planning Guidance (2006) is 75sqm for a 4-bedroom flat, and given that the new accommodation will be incorporated into the existing second floor flat, the accommodation more than exceeds the recommended space standards.

**Amenity**

It is considered that the proposed scheme would not cause loss of amenity value to occupiers of adjoining or surrounding buildings in terms of loss of privacy, overlooking, loss of sunlight and daylight and visual inappropriateness. The proposed balconies to the rear are only 1m in depth and it will not be possible to over look any neighbouring properties as due to the high parapet and boundary walls.

**Transport Issues**

Given that the proposal will not result in any additional residential units a S106 for car free/capped is not required.

**Conclusion**

The proposed development is considered to be acceptable and in no way detrimental to the original building or the surrounding Conservation Area and therefore accords with the relevant policies of the UDP (2006) and the guidelines outlined in Camden's Planning Guidance (2006) and the Swiss Cottage Conservation Area Statement (2003).

**Recommendation:** Grant planning permission

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