

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		23/03/2010	
		N/A		<b>Consultation Expiry Date:</b>		02/03/2010	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/0265/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
140 Gloucester Avenue London NW1 8JA				Refer to draft decision.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal</b>							
Erection of a mansard roof extension with front terrace to existing residential dwelling.							
<b>Recommendation:</b>		Grant conditional permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	8	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		Site notice displayed from 29 <sup>th</sup> of January to 19 <sup>th</sup> of February.  No comments, objections or expressions of support received from neighbouring occupiers.					
<b>CAAC/Local groups comments:</b>		Primrose Hill CAAC consulted – no response to date.					
<b>Site Description</b>							
An unlisted mid-terrace property on the northeastern side of Gloucester Avenue. The building is 3 storeys in height with a retail unit at ground floor level and a residential unit above. The building dates from the mid 19 <sup>th</sup> century: it is located within and identified as making a positive contribution to Primrose Hill Conservation Area.							

## Relevant History

### Application site

**January 2010** Application for additions and alterations to include the erection of a mansard roof extension with front terrace to existing residential dwelling withdrawn by the applicant, ref. 2009/5350/P. *(This application was for the erection of a mansard extension with a front terrace and a terraced area on top of the mansard roof).*

**February 2010** Planning permission granted for erection of a rear extension at 1st and 2nd floor levels to residential flat, ref. 2010/0202/P.

### Other sites

#### **142 Gloucester Avenue**

**June 1998** Planning permission granted for erection of a roof extension to accommodate an additional bedroom for the existing maisonette at first and second floor levels, ref. PE9700960R2.

**May 2003** Planning permission refused for renewal of planning permission (ref:PE9700960R2) dated 16/6/98 for the erection of a roof extension and associated roof terrace to accommodate an additional bedroom for the existing maisonette at first and second floor levels, ref. PEX0300098

#### **144 Gloucester Avenue**

**October 2007** Planning permission granted for erection of a third floor roof extension including a balcony, to provide additional accommodation for the top maisonette, ref. 2007/4216/P.

#### **146 Gloucester Avenue**

**July 2004** Planning permission granted (subject to S106) for the erection of a mansard roof extension and conversion of the upper floors from one residential unit to 1 x 1-bed and 1 x 2-bed self contained flats, the creation of a front lightwell with railings and renewal of shop front, ref. 2004/1404/P.

## Relevant policies

### **Camden 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**

## Assessment

**Proposal:** erection of a mansard roof extension with front terrace to the existing residential dwelling.

The roof would be finished in brick and would have 2 glazed doors to the front terrace.

### Revisions

The rear elevation of the proposed roof (which would be visible from the yard accessed through an arch beneath the building immediately to the south) has been modified to retain the profile of the existing valley roof, with the new construction set behind it. The velux roof lights within the rear roof slope have been reduced in number from 4 to 2 and positioned so as to reflect the fenestration pattern over the lower floors.

## Assessment

The principal issues for consideration in the determination of the application are as follows:

- Design/ impact on the Conservation Area; and
- Impact on neighbour amenity

### Design/ impact on the Conservation Area

As noted above, this building is considered to make a positive contribution to the character and appearance of the Primrose Hill Conservation Area. Policy PH19 of the Conservation Area Statement outlines that roof extensions that change the shape and form of the roof are unlikely to be acceptable on the terrace at 110-150 Gloucester Avenue. The majority of roof extensions that have been permitted on adjacent properties (142, 144, and 148) have been designed so as to cover only part of the footprint of the roof, with a terrace behind the front parapet. As such, roof extensions, additions and mansards do not form part of the visible roofscape of the terrace.

The proposed roof extension has been designed in the same manner, being setback significantly from the front elevation of the building. Given its lack of visibility from the public realm, the extension is considered to comply in principle with policy PH19 described above. The revisions which the applicant has made to the scheme, as outlined above, are considered to make the application acceptable in terms of detailed design.

### Impact on neighbour amenity

Given the layout of the application building as part of a terrace row, the additional built space in the form of a mansard extension to the property is not considered to result in any significant loss of sunlight or daylight to neighbouring properties.

The views from the mansard floor and the front terrace would replicate views from existing adjacent residential windows and would not add materially to overlooking of neighbouring properties. Views to adjacent properties would be restricted by flank walls to the terrace.

The application would not result in additional overlooking, noise, loss of outlook or other disturbance to neighbouring occupiers. The proposal is therefore considered to be consistent with Policy SD6.

**Recommendation:** grant conditional permission

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