

DISCLAIMER

Decision route to be decided by nominated members on Monday 01st January 2010. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Members Briefing		Analysis sheet	Expiry Date:	07/01/2010
		N/A / attached	Consultation Expiry Date:	18/12/2009
Officer			Application Number	
Aysegul Olcar-Chamberlin			2009/5340/P	
Application Address			Drawing Numbers	
7 Berkley Road London NW1 8XX			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Additions and alterations including extension of rear roof at second floor level, and at roof level to enable better access to existing flat roof area of single dwelling house (Class C3).				
Recommendation(s):		Grant Planning Permission		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	03	No. of objections	03
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 25/11//09 to 16/12/09.</p> <p>The occupiers of 9, 11 Berkley Road and 12 Chalcot Road objected the proposal. In summary, the grounds of their objection are:</p> <p>Amenity:</p> <ul style="list-style-type: none">Sense of enclosure to the adjoining property (No.9). <i>Response: Please refer to the assessment part of the report.</i>Loss of daylight to the neighbouring properties. <i>Response: Please refer to the assessment part of the report.</i> <p>Design:</p> <ul style="list-style-type: none">Adverse affect to the skyline viewed from Berkley Grove. <i>Response: Please refer to the assessment part of the report.</i>Unsympathetic design, contrary to the Council's guidelines and Primrose Hill Conservation Area Statement. <i>Response: Please refer to the assessment part of the report.</i>Higher, wider and deeper than the existing rear extension at 5 Berkley Road. That existing rear extension at 5 Berkley Road should not be considered as it exceeds the guidance. <i>Response: Please refer to the assessment part of the report.</i>The shape and top -heavy style of the proposed extension would harm the appearance of the terrace. <i>Response: Please refer to the assessment part of the report.</i> <p>Others:</p> <ul style="list-style-type: none">Set an undesirable precedent for similar type of extensions in the area. <i>Response: Please refer to the assessment part of the report.</i>Planning permissions were refused in 2003 and 2005 for similar developments to Nos. 1 and 3 Berkley Road. <i>Response: No records have been found for refusal of very similar developments to the above properties.</i>This application should be referred to the Development Control Committee.					

CAAC/Local groups comments:

Primrose Hill CAAC raised no objection to the replacement of the rooflight on the main roof but they objected to the second floor rear extension. In summary, their grounds are:

- The existing second floor extension at 7 Berkley Road is already excessive in height and bulky. The raising of the height would worsen this.
- Detailing of glazing to the rear elevation would be out of character with the existing building and the wider conservation area.

Primrose Hill CAAC referred to the conservatory as part of the previous application which is being considered. They considered that further extension to the property may not be possible under 'permitted development' rights as the original house has already been extended.

Site Description

The application relates to a three storey mid-terrace property with sub-basement level on the east side of Berkley Road close to the shops in Regents Park Road in the Primrose Hill Conservation Area. The property is identified as a positive contributor to the appearance and character of the conservation area. Several properties in the terrace, of which the application property forms part, have been altered and extended at the rear.

Relevant History

Application property:

2009/2400/P – Planning application was received on 22/05/2009 for the additions and alterations to include erection of a single storey rear infill extension at lower ground floor level, enlargement of rear roof at second floor level (with zinc cladding), alteration to the roof access of main building and installation of a door on front elevation at basement level to residential dwelling (Class C3). This application has been deferred to the Development Control Committee by the Council's members. Since then, the proposed (infill) lower ground floor extension has been amended to reduce its width to prevent encroachment to the adjoining site.

Neighbouring properties:

1 Berkley Road - Planning permission (ref: PEX0200561) was granted on 04/11/2002 for the erection of (a zinc clad) 1st and 2nd floor rear extension within the line of the existing chimney buttress, formation of a bay window to the side of the rear addition at lower ground level, plus alterations to the existing balconies.

3 Berkley Road - Planning permission (2005/4442/P) was granted on 16/12/2005 for the erection of (a lead clad) first floor rear extension for additional accommodation to the existing dwellinghouse. The approved first floor extension had a contemporary appearance with a curved finishing at the rear.

5 Berkley Road – Planning permission was granted on 01/09/1972 for a two floor rear extension together with conversion of the house into two flats.

Relevant policies

London Borough of Camden Unitary Development Plan (2006)

SD1 – Quality of life

SD6 – Amenities 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

The current proposal is for a roof extension to the rear closet wing and replacement of the existing glazed roof access hatch on the rooftop of the main part of this terraced house with a new enclosed addition to enable better access.

The proposed roof extension would provide adequate headroom for the attic space to be used as a dressing room, which would have a floor area of some 7.4sqm. It would have a glazed roof section (projecting 150mm above the both sides of the roof extension) and finished with slate cladding on rear and side elevations. The lead cover section where the proposed roof extension joins to the rear addition would only be 200mm above the rooftop.

The proposed enclosed addition to the rooftop of the main house would have a sliding glazed top and be below the parapet walls of the main house.

The main considerations are the impact on the appearance of the existing house and the character of the Conservation Area and the amenities of the neighbouring properties.

Design and Appearance

Rear roof extension at second floor: The Council's planning guidance states a roof alteration or addition is likely to be unacceptable if it has an adverse affect on the skyline, the appearance of the building or the streetscene. Additionally, Primrose Hill Conservation Area Statement states the proposed roof extensions and alterations would not be acceptable where they spoil a symmetrical position of which the property forms part. In accordance with the Council's guidance, an additional storey and roof alterations are likely to be acceptable if there is an established form of roof addition and alteration to a terrace or group of similar buildings and they are architecturally sympathetic to the age and character of the building.

The existing building has already been extended at the rear and some of the other properties in the same terrace have been extended at first and second floor levels. The proposed roof addition would alter the shape of the existing mono-pitched roof above the rear closet wing, creating a flat roof. This would be an increase on the eaves height of the existing mono-pitched roof by approximately 0.8m. The height of the proposed roof addition would be 150mm higher than the adjoining rear roof extension at the rear addition of 5 Berkley Road. It is noted that the corner of the adjoining rear roof extension is set back and therefore the proposed extension would be wider than the rear roof extension at that property. However the proposal would still read as a minor addition which would be subordinate to the existing building and would only be visible in oblique views from Berkley Grove.

Although the design and size of the proposed roof extension would be different from the existing roof extensions at the rear additions of the adjoining and other neighbouring properties in the same terrace, the use of slate cladding around the proposed roof extension would match the existing slates at the roof and complement to the slate cladding details at the adjoining rear roof extension. It should also be noted many other terrace properties in the immediate vicinity have various roof additions and alterations with a contemporary appearance and different materials therefore the detailing of the glazed roof section of the proposed roof extension is not considered to be inappropriate with established development pattern in the area.

The proposed roof addition is therefore considered to be acceptable in design terms on account of its limited visibility in the public realm and the variance of form at the rear of this terrace. It would successfully preserve the appearance and the character of the conservation area.

Alteration to the roof access on the main rooftop: The existing roof access hatch joins the party wall between the application property and 5 Berkley Road. The replacement access hatch would be wider and bulkier than the existing hatch but it would not be visible from the street. The proposed access hatch would be screened by the parapet walls of the rooftop of the main house therefore it would not change the front, side and rear elevations of the building. It would therefore be acceptable in design terms and would not harm the appearance and character of the existing building and the wider conservation area.

Amenity:

The proposed enlargement to the roof of the existing rear addition would increase the eaves height by approximately 0.8m within 2.2m from the shared boundary with 9 Berkley Road. Two tests in accordance with Building Research Establishment's guidelines and the Council's guidance are carried out demonstrates that the proposal would not be likely to cause unacceptable infringement to sunlight and daylight received by the rear windows of 9 Berkley Road. The first test (25 degree angle) shows that daylight to the windows on the rear elevation of 9 Berkley Road and flank of the rear addition at 9 Berkley Road on lower and upper ground floor levels would be blocked by the existing rear addition at the application property. Following that another test (45 degree angle) is carried out to determine the amount of overshadowing impact of the proposal on the windows of 9 Berkeley Road. The second test showed the amount of overshadowing to the windows of 9 Berkley Road would not be any greater than the overshadowing is already caused by the existing rear addition at the application property to 9 Berkley Road.

Given the bulk and height of the new roof to the rear addition and its proximity to 9 Berkley Road that part of the proposal would not be likely to have a significant adverse impact on the daylight to that property. The impact of the new roof to the rear addition on the amenities of 5 Berkley Road would be ameliorated by the existing rear addition at that property and the parapet wall between the application property and 5 Berkley Road.

The proposal is considered not to be likely to significantly worsen the impact of the existing building on the amenities of the adjoining properties in terms of loss of daylight, sunlight, outlook or privacy therefore the proposal would not raise any material amenity consideration and would be in accordance with policy SD6.

Recommendation: It is considered that the proposal would not cause unacceptable harm to the amenities of adjoining neighbours and the appearance and character of the conservation area therefore planning permission should be granted.