

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		21/08/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/08/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Max Smith				2009/2147/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
82 Parkway London NW1 7AN				See 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>							
<p>Additions and alterations to include the erection of a mansard roof extension and new roof light on rear roof slope of residential flat (Class C3).</p>							
<b>Recommendation:</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	13	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Neighbours were consulted by letter and a site notice displayed. No responses have been received to date.					
<b>CAAC comments:</b>		<p>Camden Town CAAC: Object to the installation of new windows on the front elevation at 1<sup>st</sup> and 2<sup>nd</sup> floor level. No objection to a mansard but it should be the same height as the one above no.78 Parkway.</p> <p><i>Officer response: The proposal to replace the existing single window with a pair of windows on the first and second floors has been deleted from the scheme. With regard to the height of the proposal, the mansard is not directly comparable with the existing structure at no.78 as this property has something approaching a 'true' mansard with a central ridge whilst no.82 would have a 'flat top' mansard. However, the height to the top of the front roof slope (from the floor level within the mansard) would be 2.5m in both cases and as such would be indistinguishable in terms of scale and height when viewed from the street. It is therefore considered that the concerns of the CAAC have been addressed.</i></p>					

## Site Description

The application site is part of a three storey terrace with commercial properties on the ground floors and residential units above. The property is in the Camden Town Centre and the Camden Town Conservation Area.

## Relevant History

2007/4335/P: Erection of a ground floor level rear single storey extension with roof lantern to provide additional accommodation for the existing office, plus replacement of shopfront. Granted 30/11/2007.

TP1986/26746: to convert the upper floors into a maisonette on two floors, and a bed sitting room with a kitchenette at No. 82, Parkway, St. Pancras, and to erect a new addition at the rear, to provide extra accommodation for the proposed use of the ground floor as Agent's offices, with extra living accommodation above. Granted 08/05/1963.

## Relevant policies

### London Borough of Camden Replacement UDP 2006

SD1 – Sustainable Development  
B1 – General design principles  
B3 – Alterations and extensions  
B7 – Conservation areas  
SD6 – Amenity for occupiers and neighbours

### Camden Planning Guidance 2006

### Camden Town Conservation Area Statement

## Assessment

### Proposal

A roof extension would be added to the property to create additional accommodation for the existing residential unit. The extension would have the appearance of a mansard to the front.

### Revisions

The proposal to replace the existing single window with a pair of windows on the first and second floors has been deleted from the scheme. This addresses the objections of the CAAC. The window to the mansard was originally proposed to be uPVC but this would now be timber, whilst vertical glazing bars have been introduced to the rear rooflight.

### Main Issues

The impact on the character and appearance of the conservation area and whether there would be harm to the amenities of neighbours are the main issues.

### Visual Impact

The principle of mansard roof extensions in this terrace is already well established, with a number of other examples in the street scene. The proposed mansard would accord with Camden's Planning Guidance in that it would be at a pitch of 70 degrees and set back behind a parapet. The single window would align with those on the lower floors. As such the proposed front elevation as amended would be acceptable in conservation terms.

The proposed rear roofslope would be characterised by a large projecting rooflight rather than reflecting the traditional proportions of a mansard seen on the front. Given that this would not be visible in public views, and the fact that the building unusually already has a rear section (extension?) higher

than the main part of the building, this is considered acceptable.

In summary, the proposed extension would successfully preserve the character and appearance of the conservation area in accordance with policy B7 of the UDP.

### **Neighbourhood Amenity**

The location of the extension on the roof of the building and its position in relation to properties nearby would ensure that no significant loss of light would occur. The height of the existing rear extension would prevent loss of light to the rear whilst Parkway is sufficiently wide to prevent harm to buildings on the other side of the road.

No overlooking issues are raised. The proposal therefore accords with policy SD6.

### **Other Issues**

The division of units within the scheme would remain the same and there would be no loss of HMO accommodation.

The proposal is not of a scale sufficient to require a Construction Management Plan.

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