

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 30<sup>th</sup> November 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	30/11/2009
		N/A / attached	<b>Consultation Expiry Date:</b>	13/11/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Elizabeth Beaumont			2009/4287/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
44 Mansfield Road London NW3 2HT			Please refer to 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>				
Enlargement of dormer window to rear of existing dwelling house (Class C3).				
<b>Recommendation(s):</b>		Grant planning 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	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site notice displayed 23/10/2009 to 13/11/2009 - None received.					
<b>CAAC comments:</b>	<b>Mansfield CAAC – Object for the following reasons;</b> <ul style="list-style-type: none"> <li>The dormer is a little too large ad this has an unfortunate paired look. Could a suitably narrow design incorporate a centre sash with side windows? <i>(Please refer to paragraphs 2-2.4).</i></li> </ul>					

## Site Description

The site is located on the north east side of Mansfield Road in between Shirlock Road and Courthope Road. The site comprises a three storey mid-terraced building with loft conversion and is subdivided into flats. The building is part of a terrace of 11 buildings. The neighbouring area is mainly comprised of residential accommodation.

The application site is located in the Mansfield Conservation Area but is not listed.

## Relevant History

42 Mansfield Road – **p.p. granted (9100831)** on the 19/03/1992 for the erection of dormer roof extensions of front and rear of existing Second floor maisonette.

46 Mansfield Road – **p.p. granted (8803650)** on the 08/06/1988 for the conversion into three self-contained flats together with the erection of dormers at front and rear and the formation of rear roof terraces at first and second floor levels.

54 Mansfield Road – **p.p. granted (PEX0200852)** for the Enlargement of existing rear dormer window.

## Relevant policies

### **Adopted Unitary Development Plan 2006**

SD6 (Amenity for occupiers and residents)

B1 (General design principles)

B3 (Alterations and extensions)

B7 (Conservation areas)

### **Camden Planning Guidance 2006**

**Mansfield Conservation Area Statement 2008**

## Assessment

### 1. Proposal

- 1.1 Permission is sought for the replacement of an existing rear dormer window with a larger dormer on the rear roofslope to serve an existing bedroom. The existing dormer measures approximately 1.1m wide, 1.8m deep and 1.4m high with a timber framed window. The proposed dormer would measure approximately 2.4m deep, 2.1m wide and 1.8m high with two timber sash windows and lead cladding. Permission is also sought for the installation of a conservation style rooflight on the rear slope following the removal of the existing.
- 1.2 There is no record of planning permission for the existing rear dormer window.

### 2. Design

- 2.1 The property is part of a terrace of 11 properties, 9 of which have rear dormer windows differing in terms of position, bulk and scale. There is a mansard-style extension on the rear roofslope at no. 40 and two large dormers are sited either side of the application building at nos. 42 and 46. There are examples of large 'boxy' dormers which are contrary to guidance; these are likely to have been constructed in the 1980s. Planning permission was approved in 2002 for the enlargement of an existing rear dormer towards the other side of the terrace at no. 54. The existing rear slope of the building is clearly visible from the street running to the side of the building, Shirlock Road and Courthope Road. The existing terrace has a roofslope which has been significantly altered.
- 2.2 Mansfield Conservation Area Statement 2008 considers that roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. The statement notes the terrace rows of largely unaltered roofscapes within Mansfield Road as unsuitable for roof alterations or additions. It is therefore considered that given that the building is part of a broken terrace and would be positioned in between two existing dormers that a further addition at roof level could be acceptable provided that the detailed design of the dormer complies with guidance.
- 2.3 Camden Planning Guidance 2006 (CPG) considers that dormers should be positioned with a 500mm gap between the dormer and the ridge/hip and the eaves to maintain sufficient separation. The proposed enlarged dormer would be positioned 700mm from the ridge and 800mm from the eaves in accordance with this guidance. There are three timber sash windows on the rear elevation at third floor level with two paired to one side of the elevation. The proposed dormer window would have two individual timber sash windows which would align with the 'paired' windows on the floor below. It is considered that given the dormer would be in general accordance with the CPG it would not have a detrimental impact on the character of the building or the character and appearance of the wider Mansfield Conservation Area.
- 2.4 The conservation area statement considers that the installation of rooflights should be conservation grade (flush not raised above the roof finish). The proposed replacement rooflight would be flush in accordance with this guidance and is therefore considered acceptable.
- 2.5 It is considered that the proposed dormer window following the removal of the existing dormer and the installation of the conservation style rooflight would not have a detrimental impact on the character of the building or the character and appearance of the wider conservation area.

**3. Residential Standards**

- 3.1 The residential development standards set out in the CPG for ceiling height states that all habitable rooms should have minimum headroom of 2.4m. The exception is habitable rooms in attics which should have a minimum room height of 2.3m over at least half of the floor area. In this case the room height is 2.2m over half of the floor area, with 1.1m with a height of 2.5m.
- 3.2 It is considered that given the height is only slight below the guidance figure for attic rooms and that the loft space is already in use the proposal would not result in a substandard level of accommodation for current and potential occupiers.

**4. Amenity**

- 4.1 It is considered that the given that the proposed enlarged rear dormer and rooflight would replace an existing dormer and rooflight the proposal would not have a detrimental impact on the amenity of neighbouring occupiers in terms of privacy or overlooking in comparison to the existing situation.
- 4.2 It is considered that the proposed dormer window and front rooflight would not have a detrimental impact on the amenity of the adjacent property with regard to sunlight, daylight, outlook and privacy compared to the existing situation.

**5. Recommendation – Grant planning permission**