DISCLAIMER

Application Type:

Decision route to be decided by nominated members on Monday 7th September 2009. For further information see

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

Delegated Report	Analysis shee	Analysis sheet		11/08/2009			
(Members Briefing)	N/A		Consultation Expiry Date:	02/09/2009			
Officer		Application No					
Eimear Heavey	2009/2405/P						
Application Address	Drawing Numbers						
112 Mill Lane London NW6 1XQ	Refer to draft decision notice						
PO 3/4 Area Team Sign	Authorised Officer Signature						
Proposal(s)							
Retention of mansard roof extension and terrace to front elevation as an amendment to planning permission granted 6 th February 2009 (application reference 2008/4232/P) for the change of use from Doctor Surgery (Class D1) to retail (Class A1) at basement, and part ground and first floor, and at part ground, first and second floor to 3x flats (Class C3) (1x studio, 1x 1-bedroom and 1x 2-bedroom); including excavation to create enlarged basement and front lightwell enclosed by railings, and alterations to shop front; and erection of mansard roof extension.							
Recommendation(s): Grant planning permission							

Full Planning Permission

Conditions:	Refer to Draft Decision Notice								
Informatives:									
Consultations									
Adjoining Occupiers:	No. notified	26	No. of responses No. electronic	02 00	No. of objections	02			
Summary of consultation responses:	A site notice was displayed from 09/07/2009 until 30/07/2009. Adjoining owners/occupiers 2 letters of objection were received from the occupants of nos. 110 and 114 Mill Lane. The concerns raised were as follows: • Noise from construction work; • The balcony overlooks my property; • It invades my privacy as I can hear when people are out on the balcony; Response: Please see assessment section of report for further comment.								
Local groups comments:	Local Groups No reply to date.	te is no	t located within a Conse	ervatior	n Area.				

Site Description

The application relates to a 3-storey mid-terrace property on the south side of Mill Lane, close to its junction with Sumatra Road. The doctor' surgery which originally occupied the building has now moved to a different site.

The building has a lawful use for retail on the ground floor and residential on the 1st and 2nd floors (two self-contained flats). The adjoining properties generally have retail uses on their ground floor levels and residential use on the upper floor levels. The property is not listed, nor is it located within a Conservation Area.

Relevant History

Application Property:

8601481 – Planning permission was granted on 09-10-1986 for use as National Health Service surgery accommodation for general medical practice purposes. This planning permission was personal to Dr. Osrin and Partners during their occupation. It was conditioned that "on their vacating of the premises the use shall revert to the lawful use for retail on the ground floor and residential on the 1st and 2nd floors".

9005404 – Planning permission was granted on 07-11-1990 for the erection of a single storey rear extension to provide ancillary storage in connection with the existing NHS medical centre.

2008/2068/P – Planning application for erection of mansard with railings on roof to facilitate its use as a terrace, excavation to create enlarged basement and front lightwell enclosed by railings, installation of door and railings at rear second floor level in connection with the creation of a roof terrace and alterations to shopfront all in connection with use of basement and (part) ground floor as retail (Class A1), (part) ground, first and second floor as residential (1x studio, 1 x 1-bedroom and 1 x 2-bedroom) flats was *withdrawn* on 22/07/2008.

2008/4232/P - Planning permission for the change of use from Doctor Surgery (Class D1) to retail (Class A1)

at basement, and part ground and first floor, and at part ground, first and second floor to 3x flats (Class C3) (1x studio, 1x 1-bedroom and 1x 2-bedroom); including excavation to create enlarged basement and front lightwell enclosed by railings, and alterations to shop front; and erection of mansard roof extension was granted subject to a S106 on 23/10/2008.

Neighbouring properties:

114 Mill Lane - Planning permission (ref: 9300098) was granted on 27/05/1993 for change of use and conversion of property from six bedsits to 2 self-contained 1-person studio flats at rear ground floor level and new third floor level and 3 non self-contained bedsits sharing common WC facilities together with the erection of a ground floor rear extension and third floor roof extension.

90 Mill Lane – Planning permission (ref: 9500353) was granted on 24/05/1996 for erection of rear extension at ground and first floor levels and an additional storey at third floor level for B1 use.

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 <u>taken as a whole</u> together with other material considerations.

London Borough of Camden Replacement Unitary Development Plan 2006

- SD1 Quality of life
- SD6 Amenity for occupiers and neighbours
- B1 General Design Principles
- B3 Alterations and Extensions

Camden Planning Guidance 2006

Assessment

Proposal

Planning permission is sought for the retention of a mansard roof extension and terrace to front elevation as an amendment to planning permission granted 6th February 2009 (application reference 2008/4232/P) for the change of use from Doctor Surgery (Class D1) to retail (Class A1) at basement, and part ground and first floor, and at part ground, first and second floor to 3x flats (Class C3) (1x studio, 1x 1-bedroom and 1x 2-bedroom); including excavation to create enlarged basement and front lightwell enclosed by railings, and alterations to shop front; and erection of mansard roof extension.

Differences between the previous approval and this proposal

The approved mansard roof extension was similar to that of the neighbouring property at 110 Mill Lane, in that it sloped towards the parapet wall, incorporated two dormer structures and did not allow for any space to create a terrace. The mansard roof that has been erected on site consists of a vertical front wall which is set back from the parapet wall and incorporates two sets of French doors which allow access onto a small terraced area of approximately 4sqm. Planning permission is sought for the retention of this mansard roof and terrace area.

Land Use

The mansard roof provides additional residential floorspace for an existing unit; this is in accordance with Policy H1 of the Unitary Development Plan (2006).

Design

Policy B3 gives advice on alterations and extensions to existing buildings. This policy is supplemented by advice in the CPG. The guidance states that roof extensions should not be unduly prominent and should be

subservient to the existing building.

It is considered that the existing flat topped mansard roof, although not consistent with the approved plans or the existing mansard roof at the neighbouring property at no.110 Mill Lane, is appropriately proportioned and is subservient to the original building. The lower slope rises from approximately 1.2 metres behind the parapet wall and results in a vertical façade with a small terraced area in front. However, it is considered that the roof extension still reads as an appropriate addition to the building when viewed from Mill Lane; it incorporates two sets of French doors in place of the approved dormer windows which, from street level, read as a similar design to the dormer arrangement, as only their tops are visible. Similarly, only the very top of the roof extension can be viewed from street level.

The small terraced area created by the space between the parapet and the French doors of the mansard roof is approximately 4 sq metres in size and is enclosed on either side by sloping party walls approx. 1.5m in height.

The existing mansard roof extension and terrace is not considered to impact adversely on the overall appearance of the original building, as it is subordinate and not unduly prominent. Given that it is difficult to see the roof from the public realm, it is considered that it does not adversely affect the character of the surrounding area. Hence the existing mansard roof is considered to comply with the provisions of Policies B1 and B3 of the UDP 2006.

Amenity

The works would not adversely impact on the amenity of the adjacent properties with regards to sunlight, daylight, visual bulk or sense of enclosure. An objection was received from a neighbour who was concerned about loss of privacy and overlooking. It is noted that there are no windows in the roof extension which face the neighbouring property and the terrace is enclosed by walls of at least 1.5 metres in height, which help to protect privacy.

The windows of the mansard roof of the neighbouring property are set well back from the parapet, and it is not possible to see through them from the terrace that has been formed at the application site. Views are also obscured by the existence of a large ladder structure which allows access onto a roof terrace on the flat top of the mansard of that property, and it is noted that the terrace is modest in size and is not big enough to mean that it is readily able to be used for purposes that result in unreasonable impacts on the amenity of neighbours. It is considered that the mansard and terrace accord with the provisions of Policy SD6 of the UDP 2006.

Conclusion

On balance it is considered that the existing mansard and terrace is unobtrusive in its surroundings and does not adversely impact upon the original building. The amendments are considered to be acceptable and in accordance with the provisions of Policies B1, B3 and SD6 and Camden Planning Guidance.

Recommendation: Grant planning permission.