

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 7<sup>th</sup> September 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</b> (Members Briefing)		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>11/08/2009</b>
		N/A		<b>Consultation Expiry Date:</b>	<b>02/09/2009</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Eimear Heavey			2009/2405/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
112 Mill Lane London NW6 1XQ			Refer to draft 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>					
Retention of mansard roof extension and terrace to front elevation as an amendment to planning permission granted 6 <sup>th</sup> 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.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			



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 taken as a whole 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.