

**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 (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>09/09/2009</b>
		N/A / attached	<b>Consultation Expiry Date:</b>	<b>02/09/2009</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Max Smith			2009/3468/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
107 Gloucester Avenue London NW1 8LB			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>				
Erection of mansard roof, single storey rear extension with roof terrace and replacement doors at basement level to front and associated works.				
<b>Recommendation(s):</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	<b>22</b>	No. of responses No. Electronic	<b>0000</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	Neighbours were consulted by letter and a site notice displayed. No responses have been received.					
<b>CAAC comments:</b>	Primrose Hill CAAC object on the following grounds: <ol style="list-style-type: none"> <li>1. A mansard extension is possible in this location. However, the front projection is too high and too far forward.</li> <li>2. SPG should be complied with in order to maintain the architectural harmony of the terrace. The current proposal does not comply and would harm the character and appearance of the conservation area.</li> <li>3. A rear infill extension at the lower ground floor is possible, but it should follow the conservation area statement, which sets out the traditional solid/void pattern of rear elevations.</li> </ol>					
<b>Site Description</b>						
<p>The site is occupied by a 3-storey plus lower ground floor mid-terrace property in use as a single dwellinghouse.</p> <p>The building is within Primrose Hill Conservation Area, and it is identified as making a positive contribution to the conservation area along with the rest of the terrace of which it is a part. The property is not listed.</p>						
<b>Relevant History</b>						
<p><b>Application site:</b> No relevant history.</p> <p><b>Neighbouring sites:</b>          127 Gloucester Avenue          2007/3421/P. Change of use from 2 self-contained flats to a single dwellinghouse together with erection of a mansard roof extension and a single storey rear extension at lower ground floor level with terrace over.          Granted 18/10/2007.</p> <p>141 Gloucester Avenue.          2007/0679/P. Erection of a mansard roof extension and enlargement of window at ground floor level at rear to upper maisonette. 17/05/2007.</p> <p>103 Gloucester Avenue.          2006/5318/P. Erection of a front extension to existing mansard roof to existing studio flat at 3<sup>rd</sup> floor level (Class C3). Granted 03/04/2007.</p> <p>87 Gloucester Avenue.          2005/3715/P. Erection of 2-storey fully glazed infill extension to rear (replacing existing single storey infill extension) and rear mansard extension to single family dwelling house (Class C3).</p> <p>109 Gloucester Avenue.          PE9700981. Erection of an additional floor at roof level and demolition and rebuilding of the rear extensions at</p>						

basement and ground floor level including the provision of stairs and a roof terrace. Refused. Appeal allowed, 14/08/1998.

## **Relevant policies**

### **Replacement Unitary Development Plan 2006**

B1 – General design principles

B3 – Alterations and extensions

B7– Conservation Areas.

SD6 – Amenity for occupiers and neighbours

### **Camden Planning Guidance December 2006**

#### **Primrose Hill Conservation Area Statement**

## **Assessment**

### **Proposal**

The following works are proposed.

1. A mansard roof extension would add an additional floor to the property. The mansard would be set behind the existing parapets to the front and rear.
2. A single storey rear infill extension between the property's closet wing and the flank wall of the neighbouring property. The extension would be 4.4m deep, 2.7m wide and flush with the rear elevation of the existing closet wing. A terrace would be installed on the flat roof of the extension.
3. The installation of aluminium sliding doors across the lower ground floor rear elevation, with glazing to continue up the rear closet wing elevation to upper ground floor level.
4. A rooflight to be set in to the existing 1<sup>st</sup> floor rear terrace.
5. Existing uPVC doors to the front elevation lightwell will be replaced with timber ones.

### **Amended Plans**

The front elevation has been amended so that the pitch of the mansard would be 70 degrees rather than 77 degrees. The proposed mansard has also been set back approximately 0.2m from the parapet.

### **Main Considerations**

The design of the proposal, particularly with regard to its impact on the character and appearance of the Conservation Area, and whether there would be an impact on the amenities of neighbours.

### **Design**

The application property is one of the few within the terrace of which it is a part which has not already had a mansard or substantial roof extension added. Therefore there is no objection to the principle of the mansard.

As amended, the front elevation of the mansard would comply with the Primrose Hill Conservation Area Statement and Camden Planning Guidance, which states that mansards should have a maximum pitch of 70 degrees. It would also match the adjoining mansard at no. 109 Gloucester Ave in appearance. It is considered that the objections of the CAAC in this regard have been addressed by the amendments. Although the proposal would be a flat top rather than a 'true' mansard, this would be in keeping with most of the mansards that have been constructed in the street.

To the rear, the existing butterfly roof parapet would be maintained, with the mansard set behind. Whilst the single opening, with a doorway and railing, proposed to this elevation is not strictly in accordance with Camden Planning Guidance, it is noted that the rear elevations at roof level on the terrace are very much altered. In particular, an extension was allowed on appeal at the adjacent no.109 Gloucester Ave (ref: PE9700981) which resulted in the loss of the butterfly parapet, where the Inspector cited the existing variation in roof forms. Materials would be timber sash windows and natural slate. This would be in keeping with the general pattern within the conservation area.

The rear lower ground floor extension, windows and terrace would not be visible from the public realm and would only be seen to a limited degree from neighbouring properties. It is agreed that, as sought by the Advisory Committee, a lightweight, glazed extension would be preferable. However, neighbouring properties in the terrace have had similar infill extensions to the one that is proposed here; in particular at the neighbouring no.109, which was also allowed at appeal, and no.111 which has a 2-storey solid infill extension.

Given this history, and the limited visibility of the rear elevation, it is considered that the design details/appearance of the rear extension could not form grounds for refusing the application. The CAAC comments are noted. However, the Conservation Statement does not specifically refer to a 'solid/void rhythm'.

The replacement of uPVC doors on the front elevation at basement level is welcomed, and would be a minor enhancement to the appearance of the building and the character and appearance of the conservation area. It is considered that the setting of a rooflight on top of the closet wing would not have any impact on the character or appearance of the conservation area.

The proposal therefore complies with Policies B1, B3 and B7 of the Camden UDP as well as the Conservation Area Statement.

### **Amenity**

It is not considered that either extension would result in a significant loss of light to neighbours. The set back position of the mansard and the location of the lower ground floor extension between two closet wings would limit their harm to neighbours outlook.

The walls of the closet wings would limit loss of privacy from the new roof terrace. Existing roof terraces at 1<sup>st</sup> floor level on the closet wings at the application property and no.111 already overlook neighbouring gardens to a far greater extent. It is considered that the treatment of the rear of the mansard, with a door contained behind a railing, does not raise any significant privacy issues. Finally, it is noted that no objections have been received from neighbours in this regard.

The internal ceiling height of the extension mansard meets the 2.3 metres required by Camden Planning Guidance.

The proposal therefore complies with policy SD6 of the Camden Replacement UDP.

**Recommendation:** That planning permission is granted.