

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/06/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/06/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/0950/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
3 Fortress Yard LONDON NW5 1AE				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>							
Replacement of existing flat roof with a mansard roof with rooflights on the front and rear to accommodate an additional floor and alterations to the front and rear fenestration, as an amendment to planning permission granted on 25.8.06 (ref 2006/2826/P) for change of use from workshop (Class B1) to a single dwellinghouse (Class C3), replacement of existing flat roof with a pitched roof to accommodate an additional floor and alterations to fenestration to front and rear elevations.							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>12</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received.					
<b>Local groups comments:</b>		None received.					
<b>Site Description</b>							
The site is located on the east side of Fortress Yard accessed from a side street off Fortress Road, with Burghley Road to the west and Fortress Road to the east. The site comprises a mid-terrace flat roofed two storey property part of a terrace of five mews houses located directly to the rear of nos. 51 -61 Fortress Road. The mews are constructed from a combination of brick and painted render. The site is not in a Conservation Area and is not a listed building.							
<b>Relevant History</b>							
25/08/2006 – <b>p.p granted</b> (2006/2826/P) for the change of use from workshop (Class B1) to a single dwellinghouse (Class C3), replacement of existing flat roof with a pitched roof to accommodate an additional floor and alterations to fenestration to front and rear elevations.							

## Relevant policies

### Camden UDP (2006)

SD6 (Amenity for occupiers and neighbours)

B1 (General Design principles)

B3 (Alterations and extensions)

### Camden Planning Guidance 2006

## Assessment

**Proposal:** Planning permission was approved on 25<sup>th</sup> August 2006 (ref: 2006/2826/P) for the change of use from a workshop (B1) to a single dwelling house (C3) including the replacement of the existing flat roof with a pitched roof and alterations to the front and rear fenestrations.

This application varies from the previous planning permission for the following reasons;

- The addition of a mansard style roof with row of rooflights across the full width on the front and rear elevation.
- Amendments to the front façade of the building at ground floor level including replacing the existing garage door with timber panel 'coach' style windows and door. At first floor level it is proposed to retain the 'winch' door and timber windows either side.
- Amendments to the rear elevation including three panels of timber windows and door at ground floor level. At first floor level a small timber window is proposed.

**Design:** The principle of a roof extension on this property has already been approved (ref: 2006/2826/P). It was considered that due to the shallow pitch the design of the roof extension would not be an incongruous form of development or result in adverse effects to the character of the building or the surrounding area. The approved roof extension sloped up from the front of the building at a pitch of 25 degrees from the front elevation sloping down at an angle of 10 degrees at rear.

In this revised scheme a 'mansard' style double-pitched roof extension is proposed. The lower slope of the proposed roof rises from behind a parapet wall. It is considered that the 'mansard' style roof extension would not harm the character or appearance of the building or the terrace as a whole. The property is positioned in the centre of a row of mews houses and it is considered the addition of a roof extension would not detrimentally impact the symmetry of the set

The principle of lowering the level of the fenestration on the front elevation of the property has already been established. The fenestration of the terrace as a whole has been relatively well maintained in terms of the position of the windows on at first floor level on the front elevation, although vary in design and materials. The proposal involves lowering the level of the fenestration at first floor level in order to allow for the introduction of a second floor.

The retention of features such as the 'winch' door and window openings at first floor level ensures the character of the building is not lost. The proposal to reinstate a more traditional 'coach' style door in the place of the modern garage door is a welcomed addition. It is considered the proposed alterations would serve to restore the character and appearance of the original building and are an improvement to the approved scheme. It is considered the proposed alterations to the fenestration to the front and rear will enhance the character and appearance of the property, the terrace and the wider area.

**Amenity:** It is proposed to introduce rooflights across the full width of the mansard roof on the first pitch on the rear elevation. The rear mansard slope will not project above the height and slope of the previously approved pitch in terms of the impact on the rear of 55 Fortress Road, so there will be no loss of daylight or outlook. It is considered the proposed roof slope will not harm the amenity of neighbouring occupiers with regards to sunlight, daylight, outlook and privacy compared to the existing situation.

A condition will be attached to the decision notice as in the previous decision to ensure that the rear facing windows, including the rear rooflights, will be obscure glazed and fixed shut in order to ensure the proposal does not result in any loss of privacy to the rear flats in Fortress Rd.

**Recommendation:** Grant planning permission

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