

Delegated Report		Analysis sheet		Expiry Date:	27/11/2007
		N/A		Consultation Expiry Date:	04/02/2008
Officer			Application Number(s)		
Sharon Bermingham			2007/5006/P		
Application Address			Drawing Numbers		
30 Edis Street London NW1 8LE			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mansard roof with 2 dormers each on the front and rear roof slope, single-storey rear extension at basement level with roof terrace over accessed from new french doors at rear ground floor level all in connection with the conversion of the basement flat and upper maisonette to a single-family dwellinghouse (Class C3).					
Recommendation(s):		Refuse Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses No. electronic	03 00	No. of objections	03
Summary of consultation responses:	<p>The original application was made invalid as the applicant had not applied for a change of use from two flats to a single family dwelling, but had shown this on the drawings. Following receipt of the valid application adjoining occupiers and other consultees were all reconsulted.</p> <p>Summary of objections received:</p> <ul style="list-style-type: none"> • The erection of a mansard roof will alter the symmetry of the roof line in the street; • The roof garden will mean that people can look directly into 37 Princess Road; • Overlooking from the dormers into the kitchen of 37 Princess Road; • Noise and disturbance caused by people using the roof terrace is in extension; • Considerable impact on the privacy, overlooking of the basement and ground floor of 35 Princess Road; • Reduction of daylight into 35 Princess Road; and • Strenuously object to the application as the property concerned backs directly on 35 Princess Road. The light and privacy have already been compromised due to the substantial extension allowed and carried out on number 31 Edis Street in recent years. 					
CAAC comments:	<p>Primrose Hill CAAC object to the application:</p> <p>"It is in contravention of key guidance which the Council has adopted in order to meet the statutory duty on the Council to "preserve or enhance" the character and appearance of the conservation area. It would do serious harm to the character and appearance of the conservation area, against the larger policies in the current UDP.</p> <p>The proposal is so objectionable because it would destroy the unity of the group of 4 houses at the end of Edis Street, and their distinctive character in the street. These 4 houses have eaves, with visible roof slopes, and this distinguishes them from their neighbouring terrace, which has roofs behind parapets. It is why the Primrose Hill Conservation Area Statement (2001) includes this house in the group of only 6 houses in Edis Street where PH18 and PH10 applies, that is, where roof extensions are "unlikely to be acceptable". The statement was adopted with considerable local support, and has been upheld on numerous appeals. It is clear that the circumstance which justified the adoption of the policy still holds, and that there is no current reason not to uphold it. It is a key policy in the conservation area, and should not be undermined: to do so would also create a damaging precedent. We have no objection to the other aspects of the application.</p>					
Site Description						
The property is a three storey over basement residential property on the south east side of Edis Street. It is located within the Primrose Hill Conservation Area and is recognised as making a positive contribution to the conservation area.						

Relevant History

8802032 Retention of the basement as a self contained flat. Granted

10 Edis Street 2007/1672/P Erection of a rear extension at basement level with ground floor terrace and second floor extension to rear of single family dwelling house (Class C3). Granted 11/06/2007.

4 Edis Street 2007/4123/P Additions and alterations to existing lower and upper ground floor maisonette (Class C3) including new window and door at lower ground floor level and a metal platform, balustrade and spiral stair to the rear. Granted 03/12/2007.

Relevant policies

Replacement Unitary Development Plan 2006 (RUDP)

S1/S2 Sustainable Development

S7 Built Environment

SD6 Amenity for occupiers and neighbours

H7 Lifetime homes and wheelchair housing

H3 Protecting existing housing

H8 Mix of units

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

T9 Impact of parking

Camden Planning Guidance (2006)

Primrose Hill Conservation Area Statement

Assessment

Design/Conservation area

The site is located within a group of four buildings at the end of Edis Street, which have pitched roofs (number 31 being hipped), which remain largely unaltered. The remaining properties on this side of the street have roofs behind parapet walls. The buildings are located in a visually prominent position on the corner of Edis Street and Chalcot Road, with both the front and rear roofslopes visible from the public realm. The Primrose Hill Conservation Area Statement identifies this group of four buildings as buildings where roof extensions and alterations, which change the shape and form of the roof, are unlikely to be acceptable. No. 29 Edis Street has a large rear dormer. However, this was granted planning permission on 12th March 1970, which was prior to the designation of the conservation area. This is not considered to be a precedent for the proposals at number 30.

The proposed mansard roof results in the height of the roof ridge of the building being raised above that of the adjoining buildings contrary to Camden Planning Guidance. The design, height and bulk of the proposed mansard completely alters the appearance of the building and that of the group of four buildings. It is considered to be out of scale and proportion and has a detrimental impact on the character and appearance of the buildings and the Primrose Hill Conservation Area, contrary to policies S7, B1, B3, B7, Camden Planning Guidance and the Primrose Hill Conservation area statement.

The proposed lower ground floor extension has a glazed rear elevation, which gives it a lightweight appearance in compliance with Camden Planning Guidance. It is also a similar design to other consented extensions at lower ground floor level and is considered acceptable in design terms.

The proposed roof terrace at ground floor level involves the erection of a glazed balustrade and the replacement of the existing timber sash window with a full height double glazed doors. These alterations are considered acceptable in design terms.

Amenity

Due to the existing overlooking between this property and the surrounding properties, the proposed dormer windows on the front and rear elevations would not result in a detrimental increase in the level of overlooking to the surrounding properties.

The proposed roof terrace would not result in overlooking into the adjoining properties of 29 and 31 Edis Road. The properties to the rear on Princess Road are approximately 11metres away. It is considered that the level of overlooking from a terrace in this position would not be any greater than that from the existing windows on the rear elevation and therefore the planning application should not be refused on grounds of amenity.

As the proposed unit would also have use of the rear garden it is considered that any noise caused by the use of the roof terrace would not be any greater than that caused by the use of the existing gardens in the neighbourhood.

The proposals do not result in a loss of daylight/sunlight to any of the surrounding properties.

Transport

The proposed change of use from two units to a single-family dwellinghouse will not result in an increase in demand for on street parking and is therefore considered acceptable in terms of policy T9 of the RUDP 2006 and the application should not be refused on these grounds.

Mix of units

The proposed change of use results in the loss of one residential unit and the creation of a large single family dwelling unit. This is considered acceptable in terms of policies H3 and H8 of the RUDP and the application should not be refused on this ground.

Lifetime Homes

The applicant has submitted details on how the scheme addresses lifetime home standards. The design of the property ensures that the property can be adapted to ensure the property could be used for wheelchair users or someone with mobility issues. It is considered to satisfy policy H7 of the RUDP.

Recommendation:

Refuse planning permission. An informative should be placed on the decision notice stating that the proposed change of use from two units to one single-family dwellinghouse, the erection of the basement extension and the creation of a roof terrace at ground floor level are considered acceptable in policy terms.

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