

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2007. For further information see

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

Delegated Report Members Briefing		Analysis sheet	Expiry Date:	19/12/2007
		N/A / attached	Consultation Expiry Date:	30.11.2007
Officer			Application Number(s)	
Miss Kiran Chauhan			1. 2007/5469/P 2. 2007/5472/P	
Application Address			Drawing Numbers	
87 Leverton Street London NW5 2NX			See decision.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Erection of a mansard roof extension and rear extensions at ground and first floor level to dwellinghouse. 2. Erection of a mansard roof extension and rear extension at ground floor level to dwellinghouse.				
Recommendation(s):		Grant both.		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	03	No. of objections	03
			No. electronic	02		
Summary of consultation responses:	<p>2 letters of objection received (one of which cannot be traced) on the following grounds:</p> <ul style="list-style-type: none"> - object to the shaded covered area to the rear extension as this will impact on light and privacy to our premises (89 Leverton Street) <i>Response: No loss of light or privacy will occur.</i> - first floor rear extension will result in a loss of light and privacy (85 Leverton Street) <i>Response: No loss of light or privacy will occur.</i> <p>1 letter of comment received:</p> <ul style="list-style-type: none"> - bathroom window will overlook our property – we request obscure glass (85 Leverton Street) <i>Response: Condition attached.</i> - discrepancy on drawings regarding the position of rooflight to ground floor extension <i>Response: Revised drawings have corrected this.</i> - what will be the purpose of the outdoor storage area? We do not want any smells to come into our property <i>Response: This area will be used as storage for tools.</i> 					
CAAC/Local groups* comments: *Please Specify						

Site Description

3 storey terraced property on west side of Leverton Street in use as a single family dwelling. Site is not located in a conservation area. The building has a rear valley roof form and an existing rear extension.

Relevant History

None at application site.

No. 89: PP granted on 2.2.05 for the erection of a single storey rear extension and roof extension. Ref 2004/5155/P.

Relevant policies

SD6, B1, B3

Camden Planning Guidance

Assessment

Two applications have been submitted at the site, both of which propose a mansard roof extension and rear ground floor extension and they are identical in all respects. However, application reference 2007/5469/P also proposes a rear first floor extension.

The main issues are the impact of the extensions on the appearance of the building and surrounding area and impact on residential amenity.

Revised drawings: Revised drawings have been submitted to revise the design of the roof extension and rear first floor extension. The original drawings contained some ambiguity as to the location of a rooflight over the ground floor extension and the revised drawings have also corrected this.

Roof extension: There are already roof extensions on properties along this side of the terrace at No. 59, 65, 77 and 79. A roof extension has also been approved next door to the site at No. 89 in 2005 but has not yet been built. On this basis, the principle of a roof extension cannot be objected to. The design of the extension is considered appropriate; it is a traditional mansard style extension which is set back from the front and rear roof slopes in a similar fashion to that which was approved at No. 89 in order to reduce its impact and visibility from ground floor levels. The rear butterfly roof form has been retained in accordance with CPG advice with the extension set behind it. Materials are natural slate and timber windows. A rooflight is also proposed to the roof of the extension but this will not be visible from street level and given its limited size, will not produce any noticeable light pollution. The extent of overlooking from the front and rear windows will not worsen the existing situation. No other amenity impacts from the extension will arise.

Rear extension: The rear extension would extend out beyond the existing rear extension by 1m. This minimal depth ensures that the extension will relate subserviently to the building in bulk, form and scale. For these same reasons it will not materially impact on the amount of garden space available. It should also be noted that there are examples of other rear extensions at this level including next doors at No. 89 which was approved in 2005. Sliding doors (aluminium) are proposed to the rear and these are acceptable and a rooflight is proposed on the extensions roof. A canopy is proposed to the extension for the sliding doors to sit under. By reason of the height of the side and rear boundary walls, no loss of amenity to surrounding residents will occur. The rooflight will not lead to the creation of any harmful light pollution.

Rear first floor extension: This extension is also considered to relate in form and scale to the building and there are other examples of other rear first floor extensions at No. 83 and 91 (although no record of permission for them exists). Materials for the extension have been revised from timber cladding as originally proposed to brick to match existing and a timber window will be inserted with a brick arch over. The extension will not result in any loss of light or privacy to surrounding properties. The rear first floor window at No. 89 which the extension will adjoin is a stair window and is not a habitable room and as such does not receive the same protection that a habitable room window would. However, the 45 degree lines have been taken from the centre point of the window and whilst they are breached on plan, they are not breached on elevation. This ensures that the stair will not experience a notable reduction in daylight. A window is proposed to the flank wall of the extension; this will be conditioned so that it is obscure glazed in order to prevent overlooking into the rear rooms of No.85.

Recommendation: Grant both.

