

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/12/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		14/11/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Conor McDonagh				2007/4033/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
44 Shirlock Road London NW3 2HS				Site Location Plan; Drawing No P.02B; P.03B; P 04B; P 05B; P 01; P 06B.			
<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 a single storey side infill extension at rear, including demolition of existing lean-to extension, and installation of new railings to create a roof terrace on the existing second floor flat roof at rear and erection of new rear dormer window to single family dwelling house (Class C3).							
<b>Recommendation(s):</b>		<b>Grant</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>14</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		1 <b>no objection</b> unsolicited.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Mansfield CAAC <b>No response</b>					

## Site Description

The site is occupied by a three storey semi detached property located to the east side of Shirlock Road. There is a two storey flat roofed wing at the rear, characteristic of the neighbouring properties, and there is a single storey lean to extension attached to this wings rear. Many neighbouring properties within the terrace have converted their roofs into roof terraces at second floor level.

The building is located within Mansfield CA but is not listed.

## Relevant History

**7.2.67- pp granted for** The erection of a ground floor rear addition for use as a bathroom.

## Relevant policies

### Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7A – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

### Camden Planning Guidance 2006

### Mansfield Conservation Area Statement

## Assessment

### Overview

The infill side extension would extend to be flush with the main flank wall, and flush with the rear elevation of the two storey wing. The roof would be a lean to design, 3.3 metres to the ridge and 2.5 metres high to the eaves. The existing lean-to extension to the wing's rear would be demolished.

The rear balcony dormer would be 1.1 metres below the ridge line and set back 1 metre back from the eaves. The dormer would be 2.1 metres wide with lead clad cheeks and roof. The full length timber French window would be enclosed behind a glazed balustrade at eaves level.

New 600 mm high metal railings would be installed to the parapet of the flat roofed wing and French doors would replace the second floor window to allow access onto the roof for its use as a terrace.

Revisions- reduction of width of infill extension to ensure it is no wider than main house; setback of dormer to ensure it is inset within roofslope.

### Design

The side extension originally would extend flush to the flank wall of the house partially covering the side yard area between the applicant's wing and the side boundary. This was considered to be overly dominating as the extension would be full width and indeed wider than the main house; the reduced width on the revised plan is now acceptable. In this instance the extension would not be visible from any public realm and would be subordinate to the main house in size and form; furthermore, a side access to the garden would remain which is welcomed. There is a decorative ground floor bay on the side elevation of the wing which is an original feature which would be lost, however as the feature is invisible to the public realm, then its loss is insignificant. The single storey scale of the extension would make it subordinate to the host dwelling and the inclusion of glazed folding doors adequately reduces its overall bulk at the rear. The extension would therefore not significantly harm the character or appearance of the CA.

The rear roofscape of these Shirlock Road properties has already been eroded with some dormer additions. The proposed dormer would therefore not break any unbroken roofscape and this rear roof is not visible from any public realm within the CA. The development would not harm the character or appearance of the CA. The dormer complies with CPG advice and is modest sized, only 2m wide and, as revised, set back by 0.5m from all sides of the roof including eaves. It is therefore considered not to be visually dominating the roof level in terms of bulk. The materials including lead cladding and timber

openings are also sympathetic.

The proposed metal railings match those already found on the adjoining semi and several other properties have similar railings attached to the parapets of their rear wings. The railings are therefore not out of character in the CA.

#### Amenity

Given that the side elevation of the side extension is only 2.5 metres high, and set back by 1m from the existing 2.1 metre high boundary treatment to the side, then the neighbour at 46 Shirlock Road would not suffer any significant amenity losses in terms of outlook and light. The proposed dormer would not impact upon residential amenities given its location on the roof away from any neighbouring windows.

The proposed roof terrace is characteristic of the properties in the area which all seem to have roof terraces on their rear wings, and would therefore cause no significant losses of privacy to neighbours.

The rear extension to the wing would leave an 8 metre deep garden large enough for family use, notwithstanding the proposed side extension to the wing.

Permission should be **granted**.

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