

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/12/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/11/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Sharon Bermingham				2007/4948/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
91 Arlington Road London NW1 7ES				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 extension and replacement windows at ground and second floor levels.							
<b>Recommendation(s):</b>		Grant					
<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	05	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Camden Town CAAC – no objection  - Delighted to see the rainwater pipe will be taken to the rear. Is there any chance we could ask them to rebuild the chimney.					

<b>Site Description</b>
The property is a three storey terrace building on the western side of Arlington Road. It is not listed but is located in the Camden Town Conservation Area.
<b>Relevant History</b>
2007/1966/P Erection of a single storey rear extension to house for use as ancillary storage. Granted 20/08/2007.
Current enforcement notice requiring the removal of an unauthorised rear single storey boiler room extension. Compliance due 15 <sup>th</sup> February 2008.

## **Relevant policies**

S1, S2 and S7 Built environment

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

SD6 Neighbour amenity

Camden Planning Guidance 2006

Camden Town Conservation Area Statement

## **Assessment**

### **Proposal**

Additions and alterations to dwelling house including erection of mansard roof extension at third floor level and terrace area at rear.

### **Amendments**

The original application included an inset roof terrace in the rear of the mansard. This was considered unacceptable and the drawings were amended by the applicant to exclude this from the application.

### **Design**

The proposed mansard matches the style of the adjacent mansards at numbers 87 and 89. It complies with Camden Planning Guidance and does not detract from the character or appearance of the conservation area. The mansard will be constructed of natural slate at the front and rear and will have timber framed sliding sash windows. The dormers will have lead capping. It is therefore considered acceptable.

The second floor will be rebuilt to match existing with a new timber sliding sash window to match the other timber sash windows in the property.

The ground floor front window will be replaced with a timber sliding sash window to match the adjacent properties.

The above amendments are considered acceptable in terms of their impact on the conservation area.

It is recommended that a condition be attached requiring the materials to match existing unless otherwise specified on the drawings.

### **Neighbour amenity**

The proposals do not impact on the levels of light or privacy to the adjoining properties and are therefore in line with Policy SD6 of the Replacement Unitary Development Plan 2006.

### **Enforcement Notice**

There is a current enforcement notice on the site, which requires the removal of an unauthorised rear single storey boiler room extension. The compliance period for this is the 15th February 2008. It is recommended that an informative be placed on the decision notice advising the applicant of their requirement to comply with this notice.

The application form states that the house is a Single Dwelling House, however the site visit showed there is a mix of non-self contained and self-contained units on site. It is recommended that an informative be attached advising the applicant to apply for a certificate of lawfulness in relation to the use.

### **Recommendation:**

Grant subject to conditions

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