

Delegated Report		Analysis sheet		Expiry Date:		16/10/2007	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		09/10/2007	
Officer				Application Number(s)			
Cassie Plumridge				2007/4216/P			
Application Address				Drawing Numbers			
Top Floor Flat 144 Gloucester Avenue London NW1 8JA				Site Location Plan; GA/01; GA/02; GA/03; GA/04; GA/05; GA/06.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a third floor roof extension including a balcony, to provide additional accommodation for the top maisonette.							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses No. electronic	02 00	No. of objections	01
Summary of consultation responses:		<p>A comment was received from the freeholder of 144 Gloucester Avenue who advised they had no objection to the application subject to the additions being sympathetic (such as those at No. 142) and is constructed to a high standard.</p> <p><u>Response:</u> Please see assessment section of the report for comments regarding design.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>The Primrose Hill CAAC advised that they did not object in principle to the addition, however raised concerns regarding the detailed design of the addition.</p> <p><u>Response:</u> Please see assessment section of the report for comments regarding design.</p>					
Site Description							
<p>The subject site is located within the Primrose Hill Conservation Area and is identified as a building that makes a positive contribution to the conservation area. The site is located on the eastern side of Gloucester Avenue and accommodates a three storey (plus basement) building with commercial on lower floors and a maisonette on the first and second floor. The railway line is located to the rear of the site. It is noted that there are other properties within the row of which the site forms part that have been provided with roof additions; No 148 Gloucester Road and No. 142 Gloucester Road. It is noted that both properties are provided with terrace adjacent to the front façade. Other properties within street scene have also been provided with roof extensions.</p>							

Relevant History

142 Gloucester Road – planning permission (reference PE9700960R2) granted 15/06/1998 allowed for the *erection of a roof extension to accommodate an additional bedroom for the existing maisonette at first and second floor levels.*

148 Gloucester Road – planning permission (reference 9400599) granted 25/11/1994 allowed for *the erection of an additional storey at third floor level to provide an extension to the existing maisonette on first and second floors.*

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations and Additions
- B7 – Conservation Areas

Camden Planning Guidance

Primrose Hill Conservation Area Statement

Assessment

PROPOSAL:

The application seeks planning permission for the erection of a third floor roof extension to provide additional accommodation for the top maisonette. The addition includes a roof terrace to the front portion of the roof, and has a mansard styled rear elevation. The addition would have a flat roof, and materials include timber framed doors and slate tile for the mansard extension.

DISCUSSION:

Design:

- Whilst it is acknowledged that in some instances roof additions can have an adverse impact upon the character and appearance of buildings, it is considered that the proposed works have been appropriately sited and designed to have a minimal impact on the integrity of the building, the surrounding street scene and wider Conservation Area.
- A roof extension in this location is considered acceptable given other properties within the row (No. 148 and No. 142 Gloucester Avenue) have extended at roof level, as well as others within the street scene, and as such the addition will not interrupt a pristine or consistent roof pattern. It is noted that the roof form of the subject site has already been altered, having a flat roof rather than a butterfly profile, and the rear elevation has also been amended to have a horizontal rear parapet, rather than being butterfly shaped.
- The proposed mansard would have a flat roof, which is considered acceptable given the height of the existing building and the width of the street assist which would limit views of the front roof slope, and as such the pitch of the proposed roof extension will not be evident from the surrounds.
- While the provision of a terrace to the front of the site is not a traditional design characteristic in a mansard extension, given this is evident in the surrounding properties, and by setting the extension back it does minimise views of the addition when viewed from street level, the proposed is considered acceptable in this instance.
- It is acknowledged that the rear juncture of the mansard addition with the rear wall is not strictly in keeping with the design specification of the CPG; however the rear wall will sit below and behind the parapet height,

allowing for the wall to appear to be springing from behind the parapet. The wall will sit at 70 degree angle, which is consistent with the CPG. The design is considered to be acceptable in this instance. It is noted that the addition on the adjoining property at No. 142 utilises a similar design.

- The new side wall will match the height of the adjoining wall with No. 142, which will ensure the addition sits well within the street scene.
- Appropriate materials are proposed, including timber framed windows and slate tile for the mansard extension. The proposed materials will complement the existing building and assist in integrating the development into the street scene and wider conservation area.
- The addition is considered acceptable in design terms, as it would be subservient to the parent building, would respect the original design of the building and is unlikely to have any negative impact on the character and appearance of the surrounding Conservation Area.

Amenity:

- The works are sensitively located and would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the revised UDP.
- While it is acknowledged that the terrace would be afforded views of the properties located on the opposite side of the street, these are considered to be no more intensive than existing views from windows on the lower levels, and as such are considered to be acceptable in this instance.
- While it is acknowledged that the sloped common boundary wall will allow for some views between the roof terrace of the adjoining property for a limited depth, the impact on the amenity of the adjoining property is considered to be limited.

The proposal works are considered to be respectful of the character and appearance of the building and the street scene, to be unobtrusive in the Conservation Area and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, B1, B3 and B7).

RECOMMENDATION: Approve.