

Delegated Report		Analysis sheet		Expiry Date:	12/10/2006
		N/A / attached		Consultation Expiry Date:	19/09/2006
Officer			Application Number(s)		
Victoria Lewis			2006/3599/P		
Application Address			Drawing Numbers		
93B Torriano Avenue London NW5 2RX			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
Erection of mansard roof extension to existing first floor flat (Use Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>Object to the proposals on the grounds that a proposed first floor terrace would result in loss of privacy, noise and disturbance and impact upon the stability of the building. No objections to the mansard roof.</p> <p>A telephone call was received from a neighbour to the site objecting to the proposals on the grounds that the construction work would result in noise and disturbance.</p> <p><u>Response</u></p> <p>The formation of a roof terrace over an existing extension at the front of the property has been omitted from the plans and the description of development amended accordingly.</p> <p>An informative regarding noise and disturbance during construction work is recommended. This issue is dealt with separately under environmental protection legislation.</p>					
CAAC/Local groups* comments: *Please Specify	Site not located in a Conservation Area.					

Site Description

The application relates to a 3-storey property located on the western side of Torriano Avenue. The property has been subdivided to form two maisonettes and the upper floor maisonette is the subject of this application.

Relevant History

P9600044R1 - Conversion of the ground floor and part of the basement to a self-contained three-bedroom flat, erection of a part-one/part-two storey rear extension at semi-basement and upper ground floor levels, including the provision of a roof terrace at upper ground floor level and alterations to the front elevation – GRANTED

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.

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Supplementary Planning Guidance – section 2 (July 2002)

Assessment

Overview

Planning permission is sought for the erection of a mansard roof extension. It would be set back from the front parapet by 1.2 metres to create a terrace area. Materials proposed are natural slate tiles, timber frames to the windows and doors and a brick parapet.

Amended Plans

The plans as originally submitted showed a larger mansard and the creation of a terrace over the existing first floor extension at the front of the property. Owing to concerns regarding the visual impact of the terrace it has been omitted from the plans and the mansard reduced in size and set back from the front parapet to create a terrace area at third floor level.

Design

A number of properties on this part of Torriano Avenue have mansard roof extensions which are visible from the site. The plans as originally submitted showed a mansard to match that at number 97. However, in order to accommodate a terrace at the front it has been redesigned to match mansard extensions at numbers 101, 103, 105 and 107 Torriano Avenue, which are smaller and consequently less visible from the street. Number 95 has not been extended at roof level and in light of this, and because of the variety of roof extensions in the vicinity, there are no objections to the proposed extension on design grounds. It would broadly conform to supplementary planning guidance and the proposed materials would be acceptable.

Amenity

The proposed extension would not give rise to any overshadowing, loss of light or loss of privacy to the adjoining properties. The roof terrace would be screened by raised party walls and it is not considered that this would give rise to any unacceptable levels of noise and disturbance.

Recommendation

That permission is granted, subject to conditions.

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