

Delegated Report		Analysis sheet		Expiry Date:	01/07/2014
		N/A / attached		Consultation Expiry Date:	05/06/2014
Officer			Application Number(s)		
Carlos Martin			2014/3062/P		
Application Address			Drawing Numbers		
40 Englands Lane London NW3 4UE			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a roof extension with terrace to front.					
Recommendation(s):		Grant			
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	02	No. of objections	02
			No. electronic	02		
Summary of consultation responses:	<p>Press notice published from 15/05/2014 to 05/06/2014. Site notice displayed from 09/05/2014 to 30/05/2014.</p> <p>2x objections based on grounds of risk of collapse from extra weight.</p> <p><u>Officer comment:</u> Not a valid planning ground of objection. Building regulations will ensure construction is carried out safely.</p>					
CAAC/Local groups* comments: *Please Specify	Belsize CAAC: No objection.					

Site Description

The subject site is a mid-terrace property located on the northern side of England Lane, with commercial at ground floor level and residential flats above. The site falls within the Belsize Conservation Area, and is not listed.

Relevant History

40 England's Lane

2010/3969/P – Granted on 20/09/2010 - *Erection of a roof extension with a terrace to the front for an existing third floor flat (Class C3).*

Three other properties within this group have been granted approval for similar extensions:

30 England's Lane

2006/0910/P – Granted 13/04/2006 - *The erection of a roof extension to replace an existing conservatory, including the lowering of front parapet wall (to be in line with the parapet wall of adjoining buildings) and retention of existing roof terrace as works to 3rd floor flat.*

36 England's Lane

2004/1725/P – Granted on 19/07/2004 - *Erection of roof extension to provide additional habitable space for the maisonette on the upper floors.*

38 England's Lane

2013/0976/P – Granted on 23/07/2013 - *Erection of roof extension with roof terrace to front in connection with existing third floor level flat (Class C3).*

Relevant policies

NPPF 2012

The London Plan 2011

Local Development Framework – Core Strategy and Development Policies 2011

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG 1 Design 2013: Roofs, terraces and balconies (Section 5);

CPG6 Amenity 2011: Daylight and sunlight (Section 6), Overlooking, privacy and outlook (Section 7)

Belsize Conservation Area Statement

Assessment

Proposal

Planning permission is sought for the following works:

The erection of a roof extension with a front roof terrace in connection with existing third floor level flat. The proposed new extension would facilitate an additional floor, providing additional accommodation to the existing flat with a roof terrace. The proposed structure would generally retain the existing full-width of the footprint.

The proposed roof terrace would be accessed from the living/dining/kitchen at roof level and would be enclosed by the existing parapet wall to the front of the building.

Assessment

The main issues raised by this application relate to the principle of a roof extension, the design/impact on the character and appearance of the Belsize Conservation Area and residential amenity. These issues are addressed below in the context of planning policy and other material considerations.

Principle of a roof extension/Design/Impact on the Conservation Area

Nos. 30, 36 and 38 England's Lane are within close proximity to the application site and benefit from roof extensions granted permissions since 2000. No. 40 also benefited from permission for a roof extension in 2010, but this permission is now expired. Planning policy and guidance on design and location of roof extensions in the current LDF and CPG has not materially changed since these permissions were granted, thus it is considered that a precedent has been set for roof extensions along this terrace.

The subject site is a mid-terrace property located on the northern side of England Lane, and the subject flat is located on the third floor. The site forms a group from 28 to 48 England's Lane; two sites in close proximity to the subject site, No. 30 and 36 England's Lane have extensions already built at roof level. It is noted that the extensions granted at No. 30 and No. 36 were granted after the refusal for a roof extension on the subject site in 1996. The site is no longer considered to form part of an intact group of properties, and thus objection is no longer raised in principle to the provision of a roof extension on the site.

The proposed extension has a terrace to the front, and therefore is not a traditional mansard extension. It is noted that the other properties extended in this group also have terraces to the front, which assists in minimising the visibility of the addition from England's Lane. The roof 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 area.

Impact on residential amenity

It is considered that no harm would be caused with regard to the amenity of the neighbouring properties or surrounding gardens in terms of access to sunlight, daylight, privacy, outlook, noise, or sense of enclosure.

Recommendation: Grant conditional permission.