

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/01/2014	
		N/A		<b>Consultation Expiry Date:</b>		02/01/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freaney				2013/7057/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 C Roderick Road London NW3 2NN				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>							
Alterations to opening at second floor level of rear elevation to provide secondary means of escape from flat.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>24</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		Site notice: 11/12/2013 – 01/01/2014 Press notice: 12/12/2013 – 02/01/2014  1 letter of objection from 1B Roderick Road Received:  Concerns over the impact on the appearance of the building and on potential loss of privacy.					
<b>CAAC/Local groups comments:</b>		Mansfield CAAC – No comments received.					

## Site Description

The site is located on the west side of Roderick Road, it comprises a 3 storey plus attic end of terrace property.

The site is not listed, but is within the Mansfield Conservation Area.

## Relevant History

No recent history

## Relevant policies

### LDF Core Strategy and Development Policies

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 2011 (CPG1: Design; CPG6: Amenity)**

**Mansfield Conservation Area Statement**

**NPPF**

## Assessment

### Proposal:

Permission is sought for the replacement of a timber framed sash window with a timber framed French door at rear 3<sup>rd</sup> floor level to allow emergency access onto the roof of the closet wing extension.

### Assessment:

The proposal is considered to be acceptable. The existing timber window would be replaced with timber framed French doors by lowering the cil whilst retaining the existing width and lintel detailing above.

The site is not visible from the public realm and a number of similar alterations and terraces have been created at properties on Roderick Road and Mansfield Road. Although there is limited planning history for the surrounding properties, it does appear that the terraces/rear window alterations have been in place for some time and are most likely lawful.

It is not considered that the conversion of a timber window to a timber door by dropping the cil would harm the appearance of the building, or allow for additional overlooking above what is currently possible.

It is noted that there is potential for the roof to be used as a terrace, this could have implications for the privacy of neighbours and design implications. The installation of railings and the use of the roof as a terrace will require planning permission to allow for an assessment of these issues. An informative has been added advising the applicant of this.

**Recommendation: Grant Planning Permission**