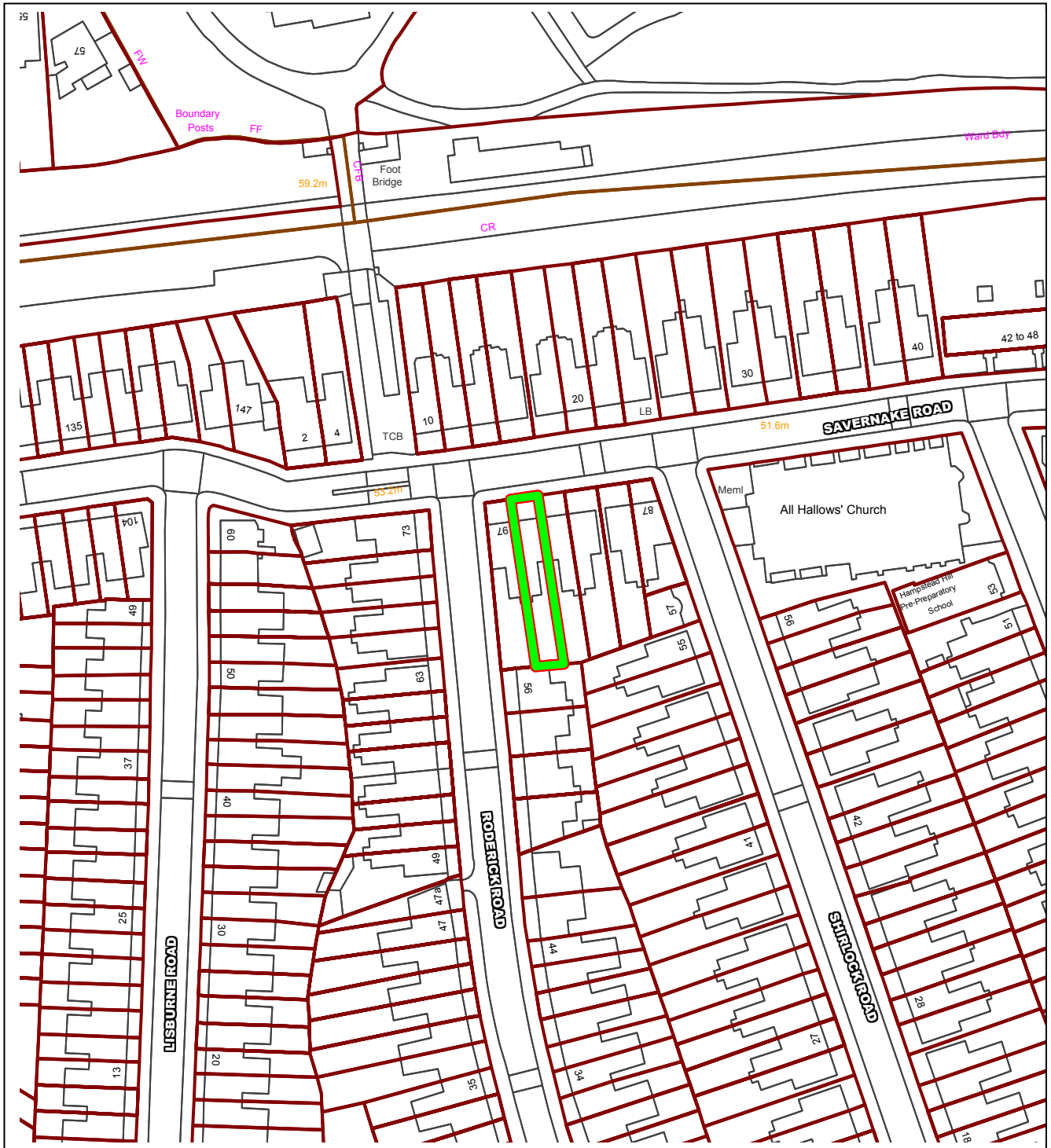


95 Savernake Road 2014/3690/P



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Rear elevation at 2<sup>nd</sup> floor level



View from Roderick Road



Application site

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>03/09/2014</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	<b>02/10/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Rachel English			2014/3690/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
2nd and 3rd Floor Flat 95 Savernake Road London NW3 2LG			See draft DN	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Extension of existing rear dormer window and installation of rear rooflight. Rebuilding of dormer window to front roof and relocation of existing rooflight. Installation of dormer and double doors at rear 3rd floor level leading to new terrace and installation of metal balustrades.				
<b>Recommendation(s):</b>		Grant conditional planning permission		
<b>Application Type:</b>		Full Planning Permission		

Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>11</b>	No. of responses	<b>03</b>	No. of objections	<b>03</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	<p>First consultation 11 letters sent on 11<sup>th</sup> July 2014  Site notice displayed from 16/07/2014 until 07/08/2014  Press notice displayed from 17/07/2014 until 07/08/2014</p> <p>Two letters received from occupiers at 89 and 95 Savernake Road with the following objections</p> <ol style="list-style-type: none"> <li>1) The proposed extension would detract from the light to the lower flats and neighbouring flats</li> <li>2) The proposed extension would extend beyond the building line and block the view of the street beyond</li> <li>3) Extension work has been done in the past on the rear of these flats and any additional work can only be detrimental to an old building</li> <li>4) The proposals would spoil the appearance of the back of the six houses which make up this run of houses on Savernake Road and harm the character of the Conservation Area.</li> <li>5) Would spoil views from terrace on second floor of number 89</li> <li>6) Number 95 has already been overdeveloped</li> <li>7) The proposed terrace at third floor level would overlook the terrace at 89 Savernake Road</li> <li>8) The proposed dormer extension would be excessive development</li> </ol> <p>Second consultation 11 letters sent on 4<sup>th</sup> September 2014  Press notice displayed from 11/09/2014 until 02/10/2014  Site notice displayed from 11/09/2014 until 02/10/2014</p> <p>One letter received from an occupier at 97 Savernake Road with the following objections:</p> <ol style="list-style-type: none"> <li>9) The proposed terrace would constitute the complete loss of privacy to my terrace located on 3rd floor. The proposed terrace would be within inches of my existing terrace and its usage will inevitably result in overlooking of my property and significant intrusion on my privacy.</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1) – 3) Following Officer's advice the proposed rear 2<sup>nd</sup> floor extension has been removed from the proposals</li> <li>4) – 6) See design section of assessment</li> <li>7) See amenity section of assessment</li> <li>8) See design section of assessment</li> <li>9) See amenity section of assessment</li> </ol>					

<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p>Mansfield CAAC -</p> <ol style="list-style-type: none"> <li>1) "The huge new dormer is not acceptable and not even made clear in the development description."</li> <li>2) "The access door ruins the eaves line and the further 2nd floor extension is also contrary to all CA guidelines."</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1) The dormer has been revised in width and the proposals have been re-advertised in order to fully reflect the proposals</li> <li>2) See design section of assessment below. The proposed 2<sup>nd</sup> floor extension has been removed from the proposals.</li> </ol>
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## Site Description

The site contains a three-storey building with basement and rooms in the roof that has been subdivided into flats. It is located on the south side of Savernake Road and lies within the Mansfield Conservation Area. It is noted in the Conservation Area Appraisal and Management Strategy that it is a building that makes a positive contribution to the Conservation Area.

The building has dormer windows in the front and rear roof slopes. At the rear are extensions at lower ground, 1<sup>st</sup> floor and 2<sup>nd</sup> floor levels. There is an existing roof terrace at 2<sup>nd</sup> floor level.

## Relevant History

Planning permission was granted on 26/02/1986 for alterations to the second floor and roof space comprising the installation of a rear dormer window and balcony and new doors to the second floor rear extension (reference 8600094).

Planning permission was granted on 03/09/1992 for the erection of a single storey rear extension to lower flat (ref 9200764).

Permission was also granted for conversion of No. 95 Savernake Road, into two self-contained flats and one maisonette, and erection of an addition as second floor and basement, levels (ref TP100214/19148).

## Relevant policies

LDF Core Strategy and Development Policies

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design 2013

CPG6 Amenity 2011

Mansfield Conservation Area Appraisal and Management Strategy 2008

London Plan 2011

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the extension of the existing rear dormer window and installation of a rear rooflight, installation of a dormer and double doors at rear 3rd floor level leading to new terrace and installation of metal balustrades. The proposals also include rebuilding of the front dormer window and relocation of existing rooflight.

1.2 The proposals originally involved increasing the depth of the extension at second floor level however Officers considered that this would disrupt the established building line at second floor level and the Applicant has removed this from the proposals. The application was re-advertised and a second consultation of neighbours was made following receipt of revised drawings and an amended description of development (which initially omitted to refer to the extending of the rear dormer).

1.3 This application is assessed in terms of impact on amenity of neighbouring properties and the visual impact on the host building and Mansfield Conservation Area.

### 2.0 Design and impact on the Mansfield Conservation Area

2.1 LDF policy DP24 (Securing high quality design) states "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;

The property is in a conservation area therefore the proposals should seek to preserve and enhance the character and appearance of the existing building and the conservation area in accordance with policy DP25.

2.2 The site forms part of a terrace of Victorian residential properties with two storey rear closet wing projections. The depth of these additions at first floor level is consistent along the terrace. The proposals originally involved increasing the depth of the extension at second floor level however it was considered that this would disrupt the established building line at second floor level so was omitted from the proposals on officer advice.

2.3 Concerns have been raised by neighbouring properties and the Mansfield CAAC that the proposals would be an overdevelopment and would result in harm to the rear of the buildings. Whilst the rear of the site is visible from the public realm (from Roderick Road) the proposed access door and terrace balustrades would not be largely visible from the road as it would be hidden behind the party wall. The balustrade for the terrace would match that at number 97 which has an existing terrace at the same level.

2.4 Concerns have also been raised about the size of the rear dormer window. Following Officers advice the dormer window would be 500mm from the party wall in order to comply with guidance in CPG1. The existing rear dormer window extends to the eaves level and the proposals simply involve

increasing the width of the dormer. There is an existing Juliet balcony on the dormer and the proposals involve an inset balcony within the dormer to replace the existing one. The proposed dormer would be smaller than the existing more dominant rear dormer at number 97 Savernake Road.

2.5 The proposed changes to the front involve the re-building of the existing dormer and installation of a new rooflight. There are no objections to these in design terms.

### 3.0 Impact on the amenity of adjoining occupiers

3.1 Concerns have been raised about potential overlooking as a result of the new roof terrace at third floor level. The Applicant proposes the erection of a 1.7metre high privacy screen adjacent to number 97 Savernake Road in order to reduce mutual overlooking for occupiers of the upper flats. There is an existing roof terrace at the application property at 2<sup>nd</sup> floor level. The proposed terrace would not give rise to any further adverse overlooking than already exists.

### 4.0 Conclusion

4.1 It is recommended that the application is approved subject to conditions.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 6<sup>th</sup> October 2014. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**



Laurence Walker  
Westall Walker Associates  
PO Box 21  
Hastings  
East Sussex  
TN34 3WD

Application Ref: **2014/3690/P**  
Please ask for: **Rachel Miller**  
Telephone: 020 7974 **1343**

23 September 2014

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**2nd and 3rd Floor Flat**  
**95 Savernake Road**  
**London**  
**NW3 2LG**

# DECISION

Proposal:

Extension of existing rear dormer window and installation of rear rooflight. Rebuilding of dormer window to front roof and relocation of existing rooflight. Installation of dormer and double doors at rear 3rd floor level leading to new terrace and installation of metal balustrades.

Drawing Nos: 524-10-F and 524-11-M

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The use of the roof as a terrace shall not commence until a 1.7m privacy screen in the location indicated on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: 524-11-M and 524-10-F.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**