

Delegated Report		Analysis sheet		Expiry Date:		18/08/2014	
		N/A / attached		Consultation Expiry Date:		31/07/2014	
Officer				Application Number(s)			
Sally Shepherd				2014/4099/P			
Application Address				Drawing Numbers			
26 Rousden Street London NW1 0ST				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension and erection of single storey rear extension with first floor roof terrace above to single dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 04/07/2014 to 25/07/2014 A press notice was published from 10/07/2014 to 31/07/2014 No responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A (No CAAC for Camden Broadway)					

Site Description

The application site comprises a three storey mid-terrace residential dwelling located on the south side of Rousden Street.

It is located in the Camden Broadway conservation area and is noted as making a positive contribution to the character and appearance of the conservation area. The property is not listed.

Relevant History

Application site:

No planning history

27 Rousden Street (adjoining property)

2012/1821/P – Planning permission granted on 11/06/2012 for erection of mansard roof extension to create new third floor level with two dormer windows to front, and creation of rear roof terrace to residential flat (Class C3).

28 Rousden Street

2013/0421/P – Planning permission granted on 22/03/2013 for the erection of mansard roof extension at third floor level to include front and rear dormer windows, erection of single storey rear extension at ground floor level to include access staircase, 1 x roof light, roof terrace, glazed balustrade and timber screen at first floor level rear as replacement of existing rear extension, alteration to window on rear elevation at first floor level of single dwelling house (Class C3).

2014/3591/P – Planning permission granted on 14/07/2014 for demolition of existing ground floor extension, erection of new ground floor rear extension with rooflights and terrace above and accessible via metal stairs from courtyard all to existing single family dwelling (Class C3)

29 Rousden Street

2012/0061/P – Planning permission granted on 09/03/2012 for the erection of a single storey ground floor rear extension and mansard roof extension at third floor of dwelling house (Class C3).

30 Rousden Street

2005/4059/P – Planning permission granted on 29/11/2005 for erection of a single storey rear extension and mansard roof extension to dwellinghouse.

31 Rousden Street

2009/3461/P – Planning permission granted on 05/10/2009 for erection of a mansard roof extension to single family dwelling house (Class C3).

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

Core Strategy

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 2013

CPG1 (Design)

CPG6 (Amenity)

Camden Broadway conservation area appraisal and management strategy 2009

Assessment

Proposal

Planning permission is sought for the following:

- Installation of a mansard roof extension with two front dormer windows and a rear Juliet balcony and fixed glazed windows
- Erection of a rear single storey extension
- Creation of first floor roof terrace above proposed ground floor extension with timber privacy screens
- Installation of new door to replace existing first floor rear window to allow access onto the roof terrace
- Installation of a roof light on top of mansard roof extension

Revisions

The rear Juliet balcony was revised to be pushed back behind the parapet so that the existing rear parapet line remains unaltered.

Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design (visual impact)
- Amenity (impact on the amenity of adjoining occupiers)

Design

Roof extension

Mansard roof extensions are common feature at the roof level on the south side of the terrace, nos. 31, 30, 29, 25, 24 and 21. Nos. 27 and 28 also have recently consented mansard roof extensions (see history above) which have not yet been implemented. The application site and no. 23 are the only properties within the terrace which do not have a roof extension or a consented roof extension. The principle of a mansard is therefore considered to be acceptable.

The proposed roof extension would be a subordinate addition which would match the height of the neighbouring extensions and the approved roof extensions at nos. 27 and 28. The mansard would start from behind the existing front parapet and would form a continuous slope of 70° which complies with Camden Planning Guidance.

The front elevation of the mansard would have a similar design to the existing mansards in the street and the approved extensions at no. 27 and 28. The proposed dormer windows would be in line with the existing first and second floor windows and would match in terms of materials and proportions. It is acknowledged that the proposed two-over-two sash windows would differ in appearance to the existing six-over-six sashes; however the proposed windows are considered to be acceptable as they largely match those of the neighbouring properties and the style and material would ensure that the character and appearance of the conservation area is retained.

The rear elevation would include three full height windows with a Juliet balcony which would be inset so that it sits behind the prevailing parapet line of the terrace (as do the rear third floor balconies at

nos. 25, 30 & 33). Although large, the scale and appearance of this fully glazed extension with Juliet balcony is considered to be acceptable, in the light of the altered roofscape here which has a variety of roof forms and large projecting dormer windows and the fact that the rear is not visible to the public realm being hidden by a railway viaduct.

Rear extension and roof terrace above

A single storey rear extension is proposed which would measure 4.05m (w) x 4.3m (d) x 3.10m (h). The extension would take up 18sqm of the rear garden, leaving 6.3sqm of rear garden. Although the extension is relatively large, it is smaller than the previous single storey extension at the property which was built in 1989 and demolished in 2009 which extended to the rear boundary wall and covered more of the rear garden. In addition, within the row of similar properties, nos. 28, 29 and 30 all have permission (although no. 28 has not yet been implemented) for large rear extension which extends up to the boundary wall, leaving an internal lightwell for amenity space. The adjoining property to the west is a more modern infill development which has a three storey rear extension.

The rear extension would be concealed behind the existing boundary walls and would only be visible from the train line to the rear of the site. A roof terrace would be installed above the extension which would provide outdoor amenity space for the property. Given its location, the existing similar extensions within the row, and the provision of additional outdoor amenity space in the form of a roof terrace, the proposed rear extension is considered to be acceptable. A set of folding doors would open out onto the garden. 1.5m high timber screens would be erected either side of the terrace and a metal balustrade would be erected to the rear. The materials and detailed design of the proposal are considered to be acceptable and contribute to the character and appearance of the conservation area.

Amenity

The proposed roof extension is not considered to raise any amenity issues. Given the location of the works at roof level, it is considered that there would be limited opportunities for overlooking or loss of privacy and the addition of new windows and a Juliet balcony to the front and rear would not exacerbate the current level of overlooking which already occurs from the existing second floor windows. No outlook or sunlight/daylight issues are envisaged.

The proposed rear extension would not extend above the existing boundary walls and it is not anticipated to exacerbate any existing amenity issues at the site and would have no impact on privacy, outlook, sunlight or daylight to the neighbouring properties. Whilst the loss of garden space is regrettable, it is not considered that this would not cause significant harm so as to warrant refusal of the application and in any case, the previous rear extension was larger with less garden space. In addition, a new roof terrace is proposed above the rear extension which would provide outdoor amenity space.

Two 1.5m high privacy screens are proposed on either side of the roof terrace. The nearest residential windows which may be affected by overlooking from the roof terrace are the first floor window at no. 27 and the first floor window (on a diagonal angle) at no. 25. The window at no. 27 serves a kitchen and overlooking into this window would be mitigated by the 1.5m privacy screen and so it would only be possible to look into the top section of the window which would not raise any amenity concerns. The 1.5m privacy screen on the west of the site is considered to be sufficient to mitigate overlooking into the window at no. 24.

Use

The new third floor has a bathroom and living area and would be used by the live-in nanny. However, a new unit is not being created and it does not have a separate access or kitchen so a change of use is not required.

Recommendation

Grant Planning Permission