

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/08/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Nanayaa Ampoma				2014/3678/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
91 Fitzjohn's Avenue London NW3 6NX							
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of green roof on existing mansard roof and creation of maintenance platform with a safety railing implemented by demolition of part of the roof to install a new maintenance access hatch.							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>26</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No neighbour responses have been received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		CAAC response: Although development will not be visible at street level, terrace is not supported as it may cause overlooking to those using the street and neighbouring properties.					

## Site Description

The application site relates a large three storey building with a roof development. The property is currently in residential use and has been divided into flats. At roof level, the property benefits from a rear dormer currently used as a bedroom. It is finished in redbrick with some paint work to the window and door frames. The site falls within the Fitzjohns Netherhall Conservation Area and has been designated an area of archaeological interest.

## Relevant History

**2011/6242/P** Installation of metal balustrading and decking on main roof in connection with its use as a terrace in connection with the existing residential flat (Class C3).- Withdrawn

**32647(R1)** Formation of roof extension (1981). Granted, subject to condition

## Relevant policies

### National Guidance

National Planning Policy Framework

### LDF

#### *Core Strategy*

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

CS19 Delivering and monitoring the Core Strategy

#### *Development policies*

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP32 – Air quality and Camden's Clear Zone

#### *Supplementary*

CPG 1 Design

CPG 3 Sustainability

CPG 6 Amenity

## Assessment

**Proposal:** Erection of green roof to mansard roof.

### Amendments

The original application proposed the "installation of green roof on the existing mansard, the creation of a maintenance platform with a safety railing and the demolition of part of the roof to install a new maintenance access hatch." Officers expressed concerns regarding the use of the roof as a terrace and the proposed railings. There are a number of properties in close proximity to the site that do currently benefit from balconies and terraces. However a study of the history of these works shows that they were built some years ago. Certainly before the adoption of the current LDF. Officers were concerned that the proposal would harm the character of the Conservation Area as well as set a precedent for neighbouring properties. The proposed railings would be an unattractive development in the skyline and encourage overlooking to other neighbouring properties. As a result of these comments the application was later modified to remove all elements aside of the proposed green roof.

### Current Development

#### *Amenity*

The proposed green roof would not be visible at street level and is therefore unlikely to affect the general appearance of the Conservation Area or street scene. In the event of any approval the area will be conditioned so as not to become a general outdoor space. I have received no objection to the principle of the green roof. The CAAC had expressed concerns regarding the proposed terrace area and railings, however these have been removed from the development. As the space will not be used for general use or as a terrace, there are no concerns of overlooking those at street level or other neighbouring properties. Therefore, in line with policies CS5 and supplementary guidance CPG 6, the development would have no adverse impact on the existing amenity arrangements in the area.

#### *Design*

Camden Council's LDF policies make provisions for the design of new developments whether they be extensions or new properties. Under policies CS14, DP24, DP25 and supplementary planning guidance CPG1 the Council will expect all new developments to meet the highest design standards possible. Additionally, for those developments in a Conservation Area they must preserve or enhance the area. Policies CS14, CS16 and DP32 are conceded with improving the general health of Camden residents and air quality. Biodiversity and sustainable practices are also central themes in the NPPF and LDF. The provision of a green roof would fall under this category.

The proposed green space would sit on either side of the maintenance hatch area in the roof. It would cover a relatively small area of the roof and would sit at both front and rear slopes.

The proposed scale and appearance of the green roof is considered acceptable. Some supporting details have been submitted regarding the specifications of the green roof. These show that the proposed roof would be composed of low-lying vegetation such as sedum mixes and would be maintained once a year. However, in the event of an approval, further details would be required such as the exact plant species and form. This would be secured via a condition.

Given the above, there are no design concerns.

#### *Conclusion*

The proposed development is compliant with policies CS14, CS16, DP22, DP24, DP25 and DP32

**RECOMMENDATION: APPROVE, SUBJECT TO CONDITIONS**

