

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan McClue				2014/5241/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
111 Torriano Avenue London NW5 2RX				Refer to 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>							
Construction of a mansard roof and alterations to facade							
<b>Recommendation(s):</b>		Grant Permission subject to Conditions					
<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>13</b>	No. of responses	<b>1</b>	No. of objections	<b>1</b>
				No. electronic	<b>1</b>		
<b>Summary of consultation responses:</b>		<p><i>Occupier at 113c Torriano Avenue (objection):</i> Concerns were raised over loss of light to rooflight.</p> <p>Comment: The objection is addressed within the main body of the report under <b>Response to Objection</b></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		None					

## Site Description

This application relates to a mid-terrace four storey building located on the eastern side of Torraino Avenue. The building contains two residential units with this application relating to the upper floor (floors 1-3) maisonette. The existing building currently has a flat roof and the adjacent buildings either side contain a valley roof. A number of the buildings within the adjoining parade have existing mansard roofs.

The host property is not listed nor does it lie within a conservation area.

## Relevant History

### **30188:**

Planning permission was granted for the change of use to 2 self-contained units and a 3 storey rear extension on 25/06/1980.

### **2014/4274/PRE:**

Formal pre-application advice was sought for the addition of a mansard roof and alterations to the front of the building. The scheme was similar to what has been submitted here and was supported as likely to be favourable in the response given.

## Relevant policies

### **National Planning Policy Framework 2012**

### **London Plan 2011**

### **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)

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

### **Camden Planning Guidance 2013**

CPG1 (Design)

CPG6 (Amenity)

## **Assessment**

### **Proposal**

Planning permission is sought for a mansard roof extension to provide two additional bedrooms and a bathroom and works to the façade at first and second floor level.

### **Mansard Roof**

Camden Planning Guidance 1 (CPG1) advises that mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is generally acceptable where it is the established roof form in a group of buildings or townscape. There are a number of existing flat roof mansard extensions in this terrace (as seen on the submitted aerial photographs on drawing no. 111TA-PL-10) leading to the proposal being acceptable in principle.

The proposed extension would be set back behind the existing parapets on the front and rear walls of the building. The height (less than 2.3m) and lower slope (70 degrees) accord with paragraphs 5.15 and 5.17 of CPG1 for flat topped mansard roofs. In addition, the height and design of the proposal would follow the construction of nearby mansards in the terrace.

The proposed minor increase to the host building in terms of volume is unlikely to result in a significant loss of amenity for the adjoining properties in terms of loss of light and increase of sense of enclosure. Furthermore, little impact in terms of loss of privacy and overlooking would be expected given the number of existing windows at a similar level and given the distance between the proposed new dormers and neighbouring windows.

### **Front Alterations**

The proposed front alterations include the removal of render and making good of brickwork to the front façade at first and second floor level and the reinstatement of original windows. These works would be in keeping with the surrounding buildings and bring this façade closer to its original appearance.

It is noted that the reveal of the brickwork would not require planning permission; however, the new windows would as they would project forward of the front elevation which fronts a highway. Notwithstanding this, the works are acceptable.

### **Standard of Living Accommodation**

No new residential units are being added but the maisonette would be extended into a four bed unit. The resulting floor space of 98.5sq.m complies with the London Plan requirement of 99sq.m for a four bedroom six person flat. No provision of amenity space would be provided which would be acceptable in this instance given the existing unit currently has none available.

### **Response to Objection**

Due to the nature of the proposal, its scale and context, and given that the adjacent rooflight at 113 Torriano Avenue lies to the north of the proposed mansard roof, it is not considered that the proposal would result in a material loss of light or overshadowing to those occupiers.