

Delegated Report		Analysis sheet		Expiry Date:	26/08/2014
		N/A / attached		Consultation Expiry Date:	31/07/2014
Officer			Application Number(s)		
Jonathan McClue			2014/3940/P		
Application Address			Drawing Numbers		
9 Reeds Place London NW1 9NA			RP/01/01; 02; 103 Rev A; 104 and RP/02/105.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of two storey rear extension following the demolition of two storey extension and erection mansard roof extension.					
Recommendation(s):		Grant Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	46	No. of responses	2	No. of objections	1
			No. electronic	1		
Summary of consultation responses:	<p><i>Occupier at Flat 14, Chichester Court Royal College Street (objection):</i> Loss of light (impact on 'right to light'); loss of privacy and noise and disturbance during construction of development.</p> <p>Comment: Any disturbance created during construction would be temporary in nature, subject to environmental health guidelines. The other matters are addressed within the main body of the report.</p> <p><i>Occupier at 10 Reeds Place (in support):</i> The owners and occupiers of the dwelling stated that they have no objections to the scheme.</p>					
CAAC/Local groups* comments: *Please Specify	None					

Site Description

This application relates to a two storey mid-terrace dwelling located on the western side of Reed's Place within the Jeffrey's Street Conservation Area. The majority of the buildings on both sides of Reed's Place, including the adjoining dwellings at no. 8 and 10, have an existing mansard roof. The rear of the buildings on the western side of Reed's Place have been developed in a piecemeal fashion, with some benefitting from a two storey rear extension (including no. 8) and others from a single storey element with a terrace above.

The Jeffrey's Street Conservation Area Statement makes reference to the buildings within 1-14 Reed's Place making a positive contribution to the conservation area. It also mentions that Nos. 3, 6, 8, 10 and 11 Reed's Place have mansard roof extensions set behind the front parapet. Two of these buildings (8 and 10) lie adjacent to the host building.

Relevant History

2006/2747/P:

Planning permission was granted for the construction of a mansard roof and first floor and ground floor rear extensions on 07/08/2006. The principle of the development proposed here has therefore been considered acceptable. Notwithstanding this the development has not been implemented and there has been a material change to planning policy since its approval.

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

Jeffrey's Street Conservation Area Statement

Camden Planning Guidance 2013

Assessment

Proposal

Planning permission is sought for extensions to the existing dwelling house including the demolition of the existing two storey rear addition (with conservatory-style element on the first floor); a part two storey part single storey rear extension and the creation of a second floor with a mansard roof extension.

Mansard Roof

The proposed mansard roof has been designed to match the adjacent extension at 8 Reed's Place (ref: 8903193, approved in 1989) and follows various other mansard roof extensions in the vicinity, including on the same terrace. The application property is one of only a few remaining buildings that have not been altered at roof level. Therefore, in line with adopted planning policy and the guidance outlined in CPG1, the proposed roof extension would not break an unaltered roof line or an unimpaired terrace.

The proposed extension would be set back behind an existing parapet on the front wall of the building and, coupled with the proposed pitched front roof slope; this element of the roof extension would accord with the design guidance contained in CPG 1. At the rear, the proposed flat wall of the mansard would fail to accord with planning guidance in meeting the required 70 degree angle. However, it is noted that the design would retain the 'v' roofline of the butterfly roof in accordance with the guidance. In addition to this, the proposed mansard follows the construction of other mansards in the terrace, the majority of which comprise flat rear walls. As a result, it is considered that this extension would be in line with the prevailing pattern of development in the area.

The extension would not cause any unreasonable effects on the residential amenity of any neighbours in terms of daylight, sunlight, outlook or loss of privacy from overlooking.

Demolition of Rear Element

The existing rear element is of poor quality and little merit, with the first floor conservatory appearing as an out of place addition. No objection would be raised to its demolition as it is not contributing positively to the host building and the Jeffrey's Street Conservation Area.

Two Storey Rear Extension

The proposed two storey rear element would replace the existing extension including the first floor timber-framed conservatory. The proposed extension would have a depth of 2.6m and a width of 4.6m across the width of the property to match the rear extension it would replace and the proposal approved under 2006/2747/P. It would have a flat roof with a height of 6.3m (6.6m to the parapet) to match an existing extension at no. 8 (ref: 8903193). The extension would be constructed out of matching London stock bricks, crittal ground floor windows and doors and white painted timber sash windows on the first and second floors. Overall, it is considered that the proposal would be compatible with the host and surrounding properties and it would preserve the Jeffrey's Street Conservation Area.

The additional height of 500mm over the structure it would replace is not expected to cause any significant adverse effects on neighbour's daylight, sunlight or sense of enclosure.

Single Storey Rear Extension

The single storey rear element would have a depth of 1.3m beyond the two storey extension; a width of 2.6m and a flat roof with a height of 3.1m. It would extend across half of the property width and along the shared boundary with 10 Reed's Place. The single storey element is considered to be

subordinate in scale in relation to the host building and would have little, in any, perceived impact upon the character of the wider area. It is noted that there are many single storey extensions on properties in the vicinity.

Due to the depth and height of the proposal and the nature of the boundary treatment on both sides, it is not considered that the proposal would materially harm the living conditions of the adjacent occupiers. No. 8 benefits from a deeper single storey rear extension with a high parapet and the adjacent window at no. 10 serves a kitchen.

The extension would allow for the retention of a small garden space, which is considered to be sufficient provision to preserve the character of the conservation area and for use by the occupants of the building.

Response to Objection

An objection has been raised by one of the occupiers within the block of flats to the rear at Chichester Court Royal College Street. Due to the setback of this building (more than 11m) from the mansard roof and its northeast to east orientation from this element, it is not considered that it would be likely to result in a significant loss of light to the occupiers of those flats. Furthermore right to light issues are a legal consideration and not a relevant planning matter.

The introduction of second floor rear windows would not be considered to materially increase existing levels of overlooking given the host dwelling benefits from first floor rear windows serving a bedroom. In addition, the proposed second floor windows would serve a landing and a bathroom.