

Delegated Report		Analysis sheet		Expiry Date:		30/10/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5248/P			
Application Address				Drawing Numbers			
12 Egbert Street London NW1 8LJ				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension with two front dormer windows, one rear dormer window and rooflight; and the erection of a 2 storey rear infill glazed extension at lower ground and ground floor level.							
Recommendation(s):		Granted Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	01	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		<p>A Site and Press notice was displayed between 11th of September and 2nd of October.</p> <p>Neighbouring properties were also notified. A response has been received by 7 Fitzroy Road. These comments can be summarised as follows:</p> <ul style="list-style-type: none"> - The proposed roof terrace will have consequences for the level of privacy at 7 Fitzroy Road. The extension would place the height of the property higher than the existing bedroom at 7 Fitzroy and views into the bedroom would be visible. Should the application be approved privacy screens should be provided. 					
CAAC/Local groups* comments: *Please Specify		Primrose Hill Conservation Area Advisory Committee: No objection					

Site Description

The application site relates to a three storey terrace property on the cul-de-sac of Egbert Street. The property is finished in part exposed brown brickwork and part render windows and doors. The road displays a clear uniformity in terms of the predominant building character and design. However at the end of the row of terraces is Utopia Village which has a very different character. The areas appearance as a cul-de-sack is due to the position of this property (Utopia Village). The property is currently a residential family home.

I note that the site falls within the Primrose Hill Conservation Area, however it is not listed. Nevertheless, the property is recognised as making a positive contribution to the area by the Primrose Hill Conservation Area appraisal (P25).

Relevant History

5 Egbert Street

2009/3238/P - Planning Permission granted in 2009 for the erection of a two storey rear infill extension and associated works to a dwelling house (Class C3).

6 Egbert Street

2012/5508/P – Planning Permission granted in 2012 for the erection of mansard roof extension to add additional living space and alterations to first floor rear elevation involving infilling of casement windows all in connection with existing first and second floor maisonette (Class C3).

2013/0292/P – Planning Permission refused in 2013 for amendment to application ref: 2012/5508/P to include terrace to rear at roof and 1st floor level.

2013/6524/P - Planning Permission refused in 2013 for erection of a mansard roof with front and rear dormers, and associated creation of a roof terrace to flat (Class C3).

10 Egbert Street

2013/5695/P – Planning Permission granted in 2013 for replacement and alterations to existing mansard roof including the addition of 1x dormer window to rear and alteration to the rear elevation to create glazed sliding doors at basement level (Class C3).

12 Egbert Street

36802 - Alterations to the window openings at front basement level and rear ground floor level and the provision of double doors at rear basement level.

14 Egbert Street

2004/3645/P -- Planning Permission granted in 2014 for the conversion of the lower ground and ground floor flats to a single residential unit including erection of a two-storey glazed infill extension with external access stairs to rear garden.

Relevant 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

Primrose Hill Conservation Area Statement (2000)

Camden Planning Guidance (2011)

CGP1 Design
CPG 6 Amenity

Assessment

Proposals

The application seeks planning permission for the erection of a two storey extension at lower ground floor level, a mansard roof extension with three dormer windows, two at the front and one to the rear of the property and a roof light.

Amendments

The original submission included a brick roof to the ground floor extension, more glazing to the mansard roof and a terrace area. Officers expressed concerns regarding the proposed design of mansard roof which was seen as dominant and not in keeping with conservation area guidance for the area. A traditional dormer was seen to be more appropriate. Additionally, concerns were expressed regarding the proposed roof of the lower ground floor extension. A more glazed appearance was seen to be more acceptable in design terms. The application was amended to reflect these concerns.

Assessment

The main areas of consideration are:

- Design
- Amenity
- Neighbour Representation

Design

Roof extension

The Primrose Hill Conservation Area appraisal states that roof extensions and alterations which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views and views from the parks
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent

For this reasons, the Council will resist roof extensions and alterations which change the shape and form of the roof at specific addresses. These addresses have been listed in the Conservation Area appraisal (p:31-32). However these addresses do not include 12 Egbert Street (p:25)

Section 5 of CPG1 considers the mansard roof design to be the most appropriate form of roof extension for Georgian or Victorian properties, especially in areas where this is an established roof form. Page 32 of the Primrose Hill Conservation Area statement advises that roof extension should be significantly set back from the street elevation and any butterfly parapet should be retained at the rear.

The proposed mansard roof would feature two dormer windows to the front elevation, similar to the neighbouring properties at either side of it. It would be built against both shared boundary walls at nos.10 and 14. The proposed mansard would allow for the creation of an ensuit. At the rear, the butterfly roof design characteristic of the terraces in the area will be kept within the design of the mansard roof.

Along with the properties to either side of the site, many of the terrace properties on Egbert Road and nearby streets have mansard roof extensions. Therefore the area has an established roof form in terms of mansard dormer extension. The proposed mansard extension at no.12 would be in keeping with the context of the area and nearby properties and is therefore acceptable on design grounds.

Two storey rear extensions

Policies CS14 and DP25 require that all extensions in Conservation Areas respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, sitting, context, form and scale to the existing building and the general area.

The rear of the properties at Egbert Street have been the subject of many extensions of both single storey and two storey. The proposed extension would infill the area between two closet wings at no.12 and at no.10. Similar developments can be seen at neighbouring properties. The area the subject of this application is already an enclosed area, itself hidden between two 2- storey extensions. The design of this element is in keeping with the existing two storey extensions.

In line with supplementary planning guidance CPG 1, the development by way of its glazed design and use of materials would represent a clear later addition that is secondary to the main property elevation. The development therefore preserves the context of the conservation area and respects the original form of the building.

Amenity

Under section 7 of supplementary planning guidance CPG 6 (Amenity), all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life for existing and future occupiers, as well as neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

It is noted that the application site shares a boundary with nos.10 and 14 Egbert Street. However given the position of the mansard roof and the infill extension officers are of the opinion that the development would not have any significant impact on the amenity of current occupiers or neighbouring properties. The proposed extension would sit between an already enclosed area and the proposed mansard would not overlook either neighbour. It would look towards the rear of the properties at Fitzroy Road, however at this elevation there is already an element of overlooking from the existing windows. The development would not create any additional loss of light, over shadowing or loss of privacy for either neighbour. Therefore it complies with policies governing amenity.

Neighbour Representation

An objection has been received regarding the originally proposed balcony. There were concerns that the development would lead to privacy issues for no.7 Fitzroy Road. This has since been removed from the proposal. A dormer window would be in its place. According to the submitted site plan there is a distance of over 25 metres between the rear of the proposed dormer and the rear of the property at 7 Fitzroy Road. There are also already windows at the rear of the site looking toward this property. Therefore there is already an element of inter-looking and the distance is considered in keeping with extensions in urban environments. As a result, it would be unreasonable to refuse the development on these grounds.

Conclusion

The design of the proposed extensions retains important features of the property such as the butterfly roof design, and the mansard roof is characteristic of the location and the property's neighbours. Therefore in line with policy, the proposed extensions preserve the character of the area and should be approved.