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| Delegated Report**Members Briefing** | Analysis sheet |  | Expiry Date:  | **08/10/2014** |
| N/A | **Consultation Expiry Date:** | 22/09/2014 |
| Officer | Application Number(s) |
| Obote Hope | 2014/5282/P |
| Application Address | Drawing Numbers |
| 110 Mansfield Road London NW3 2JB | See decision  |
| PO 3/4  | Area Team Signature | C&UD | Authorised Officer Signature |
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| Proposal(s) |
| The erection of an infill extension to the flank elevation and single storey rear extension all associated with existing ground floor flat.  |
| Recommendation(s): | Grant conditional planning permission  |
| **Application Type:** | Full Planning Permission |
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice |
| Informatives: |
| Consultations |
| Adjoining Occupiers:  | No. notified | **15** | No. of responsesNo. electronic | **02****01** | No. of objections | **02** |
| Summary of consultation responses: | Press notice displayed from 01/09/2014 until 22/09/2014Site notice displayed from 29/09/2014 until 19/09/2014A letter of objection was received from 112 Mansfield Road, the objection received is as follows:* The proposed building will reduce the amount of natural light falling into our kitchen;
* I would like to point out that the proposed structure would reduce the sunlight coming from the South-Western side in the afternoon and evening, when the sun is low;
* The proposed extension would have an impact on the plans in the garden;
* The extension would be higher than the existing one in order to allay their fears of intruders. As well as casting a shadow on us;
* The extension would have a detrimental impact in terms of the terraces and how the gardens with back extensions are used, for example the proposed extension would be cutting light from their neighbours and reducing garden space all the way along Mansfield Road.

**Officers comments*** Due to the design of the infill extension to the flank elevation it is not anticipated that there would be a detrimental impact on the neighbours property, the infill addition would not project beyond the rear boundary wall and as such should not have an impact will natural light emitted into the existing kitchen or have an adverse impact in terms of daylight, sunlight or overshadowing;
* The proposed extension in terms of its design and setting would not give rise to fears of crime from the rear of the property. The extension is not designed with any method of climbing mechanism that would impact on the neighbouring property.
* Each application is determined on a case by case basis; the character of the conservation area would not be compromised by the granting of the proposed extension. Furthermore, the proposed extension would not have a visual impact on the conservation area and the size and scale of the extensions would not contribute to a significant loss of amenity space to the rear elevation.
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| CAAC/Local groups\* comments:\*Please Specify | Mansfield CAAC was consulted and the following objection was received:* The elevation drawing of this scheme is lacking in information that it is impossible to tell what the proposal would really look like. Tile cladding is really not material matching this CA.

**Officers comments*** The elevation, plans and section drawings submitted with this application are scaled and adequate enough to assess the proposed rear and infill extension. The proposed extension has been revised to match the brick work of the existing rear elevation, and as such, would be designed to meet the characteristic feature of the Mansfield Conservation Area.
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| Site Description  |
| The application site comprises of a three storey property located on the north side of Mansfield Road towards Rona Road, the site is located within a row of 12 houses (namely numbers 106-128 consecutive). The site is located within the Mansfield Road Conservation Area. |
| Relevant History |
| **2014/5227/P**– LDC (Existing) was granted on **02/10/2014** for: The use of the ground floors as 1 x 1Bed self-contained flat.**2014/5229//P**– LDC (Existing) was granted on **02/10/2014** for: The use of the second and third floors as 1 x 2bed maisonette with roof terrace to the rear.**2014/6156/P** – LDC (Proposed) was granted on 03/10/2014 for: The use of the first floor as 1 x 1Bed self-contained flat.  |
| Relevant policies |
| **LDF Core Strategy and Development Policies (2010)****Core Policies**CS5 Managing the impact of growth and developmentCS14 Promoting high quality places and conserving our heritage**Development Policies**DP24 Securing high quality designDP25 Conserving Camden’s heritageDP26 Managing the impact of development on occupiers and neighbours**Camden Planning Guidance 2013**CPG 1 Design CPG 6 Amenities**Mansfield**  **Road Conservation Area Statement and Management Strategy 2008**The London Plan 2011 National Planning Policy Framework (NPPF) 2012 |
| Assessment |
| **Proposal Revision:**1.0 Planning permission is sought for the erection of a single storey infill extension with internal courtyard to the flank elevation and a single storey rear extension at ground floor level.  **2.0 Assessment:** 2.1 The main issues to be considered are: 1. The design of the development on the existing building and the character and appearance of the Mansfield Area Road Conservation and;
2. The impact of the development on the amenities of neighbouring occupiers.

**3.0 Revised**The application has been revised after discussion with the application and the brick used in the construction of the extension would match the existing material used.**4.0 Design:**4.1 Policies CS14, DP24 and DP25 of Camden’s Local Development Framework seek to promote high quality places and conserving Camden’s heritage. Policy CS14 states that the Council will ensure Camden’s places and buildings are attractive, safe and easy to use by inter alia ‘preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation area. The council’s design planning guidance provides guidance on rear extensions in chapter 4. Rear extensions should be subordinate to the original building in terms of scale and situation and should be designed to: * be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
* respect and preserve the original design and proportions of the building, including its architectural period and style;
* respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
* respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to un-built space;
* not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
* allow for the retention of a reasonable sized garden; and
* retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.2 As the host building exists, the existing garden space is approximately 11.2m (depth). It’s proposed to infill the existing patio area (adjoining number 112) along the rear boundary wall at ground floor level. There is currently a side patio walkway that measures approximately 1.9m width and 7.0m depth south-west elevation. 4.3 The proposed extension is considered to be subordinate to the rear elevation by virtue of its design, scale and bulk. The extension would infill the existing flank elevation to the west walkway that adjoins the neighbours’ high boundary wall for the provision of external courtyard and residential floorspace that covers approximately 11.9m2. The proposed single storey extension would measure approximately 2.8m – 3.0 (high) x 1.7m (width) and depth of 7.0m. The proposed extension would be predominantly made from glazing material which would be lightweight addition to the flank elevation that does not project higher than the existing boundary wall. 4.4 The proposed rear extension would measure approximately 3.5m (high) x 3.0 (width) and 3.5m (depth) along the boundary with number 108 Mansfield Road and constructed using London Stock bricks, Stained Hardwood, with cladding. However, the materials would match the existing brick work of the rear elevation. 4.5 It is considered that the proposed infill extension and rear extension would not be read as a dominant addition, The extensions are designed with a combination of lightweight and solid materials and as such, would abide with the guidance in the Mansfield Road Conservation Area Statement as the document stipulates that “rear extension would not be acceptable where they would spoil a uniform rear elevation of an unaltered terrace or a group of buildings, and conservatories as with extension should be small in terms of their scale, subordinate to the original building, encroach significantly into the rear garden space, or harm public views of the rear garden. Therefore, it is considered that the infill and the rear extension would be acceptable in design terms in accordance with DP24, CS14 of the LDF and abides by the guidance given in CPG 1.4.6 The proposed windows and doors would match the Aesthetic of the host building in accordance with the Mansfield Road Conservation Statement, and as such, would not have a detrimental visual impact with the host building or the wider terrace area. The conservation area statement recognises that materials and maintenance of the buildings within the conservation area plays an important part in regards to the enhancement and preservation of the area as a whole. It’s considered that there would not be any lost to the architectural features of the building in regards to the proposed design of the extensions.**5.0 Amenity**5.1 Policy CS5 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. CPG6 seeks for developments to be “designed to protect the privacy of both new and existing dwellings to a reasonable degree.”**5.2 Impact on the amenity of surrounding residential occupiers**5.3 The infill element of the flank wall would be designed to retain the height of the boundary wall to the side elevation and the extension will not project above this height. It is therefore considered that the extension will not have a detrimental impact on the amenity of the neighbouring property number 112 Mansfield Road in regards to loss of light, overshadowing or overlooking due the height of the proposed infill extension along the flank elevation.**6.0 Recommendation**6.1 Grant Planning Permission with conditions **DISCLAIMER****Decision route to be decided by nominated members on Monday 3rd November 2014. For further information, please go to** [**www.camden.gov.uk**](http://www.camden.gov.uk) **and search for ‘Members Briefing’.** |