

Delegated Report		Analysis sheet		Expiry Date:	01/12/2014
		N/A / attached		Consultation Expiry Date:	20/11/2014
Officer			Application Number(s)		
Obote Hope			2014/6282/P		
Application Address			Drawing Numbers		
75 Lady Margaret Road London N6 6AB			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of ground floor rear infill extension and rear dormer roof extension and installation of Velux roof light in front elevation.					
Recommendation(s):		Grant 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	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>No site or press notice advertised.</p> <p>No comments received at the time of this report.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

Ground and three-storey semi-detached dwellinghouse, dating from Victorian period, situated on the north west side of Lady Margaret Road, at its junction with Raveley Street. Similar detached properties, some converted to flats adjoin to the south, which consists of part 4 storey outrigger property. On the opposite side of Raveley Street to the north and to front, on opposite side of Lady Margaret Road. The flank walls of Victorian terraced properties fronting Raveley Street adjoin to the rear. Of which there is no uniformity to the rear.

The building is not listed or located within a conservation area.

Relevant History

2005/5543/P - Demolition of existing ground floor rear extension and erection of a single-storey side and rear extension, and 2nd floor roof terrace balustrade to dwellinghouse (Class C3). **Granted** 13/02/2006.

29246 - The Change of use to four self-contained dwelling units including works of conversion, the erection of a rear extension at second floor level, and the provision of bin stores at the front. **Granted** 16/09/1979.

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

Development Policies

DP24 – Securing high quality design
DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1 - Sections 1- 5
CPG6 (Amenity)

London Plan 2011

NPPF 2012.

Assessment

Background

1.0 Planning permission was granted in in 2005 (2005/5543/P) for - Demolition of existing ground floor rear extension and erection of a single-storey side and rear extension. The proposed rear extension was implemented. However, the proposed side infill extension was not implemented. The extension measured approximately 4.9m deep but had an overhang canopy to the rear with glazed roof thus extending its depth to 6.2m.

1.0 Proposal

- Planning permission is sought for the erection of a single storey rear infill extension at ground floor level, installation of dormer extension to the west facing roof slope and 1x rooflight to the east facing roof slope.

1.2 The main planning considerations relates to the:

- 1) Impact of the proposal on the character and appearance of the host building and the wider area;
- 2) impact of the proposal with neighbouring amenities.

Design and appearance

1.3 The Council's design policies are aimed at achieving the highest standard of design in all development, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings; development should consider the character and proportions of the existing building, where extensions and alterations are proposed; developments should consider the quality of materials to be used.

1.4 CPG 1 (P36 p 5.8) emphasises that roof alterations are likely to be unacceptable where:

- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level and;
- Where the scale and proportions of the building would be overwhelmed by additional extension

2.0 Design

Rear infill extension

2.1 The proposed extension will extend along the side of the existing two storey rear outrigger and ground floor rear addition, infilling the gap between the outrigger and the boundary wall with No.73. It would not extend beyond the existing addition and would be 6.2m in depth.

2.2 The proposed infill single storey rear extension would measure approximately 41sqm; 2.4 in width x 6.2m in depth x 2.8 – 3.0m in height. The proposed extension would sit between the neighbouring boundaries and align with the rear closet wing of No.73 and would be approximately 1.3m higher than the side boundary wall.

2.3 The proposed extension would be rendered white with anthracite aluminium sliding doors, the roof would be slate (to match existing), and the extension would not be read as an over-dominant addition. The proposed extension would be partially visible from the public realm. However, due to its location to the side of the two storey outrigger, it would not be considered harmful to the appearance of the building nor the wider area. It would be subordinate to the application building in terms of its footprint, height and general scale and

proportions in terms of its location within the terrace. Moreover it would be similar in size to the previously approved rear extension which had a covered overhang at the rear, thus effectively the bulk and visual impact would be the same. It is therefore in compliance with CPG guidelines on rear extension.

Rear dormer window

2.3 With few exceptions, most of the properties on Lady Margaret Road have dormer windows to their roofs of various designs; within the terrace consisting of four properties, 2 have roof extensions at Nos. 69 and 71. The dormer windows in existence vary in their sizes; design and use of materials (tiles, felt and lead) and are common features of these dwellinghouses.

2.4 On the host building, it is proposed to erect a dormer roof extension to the rear with a roof light to the front elevation; the proposed dormer on the north elevation would measure 4.1m wide x 2.1m depth x 2.6m height. The proposed dormer would sit below the main roof ridge by approximately 200mm, set above the roof eaves by 500mm, and would be located central with the roof slope. However, the proposed dormer would be just short of the recommended 500mm from the roof ridge due to the need to get adequate internal headroom.

2.5 The dormer is large and bulky and too close to the roof ridge. However, given the existing dormers within the existing terrace and the local area, notably 2 large ones in this short terrace with one at no.71 having also a large stallriser (but further down below the ridge), the refusal of the proposed dormer extension would be difficult to sustain. The dormer would be tile hung to match the existing roof design. In any case the rear dormer is considered to be permitted development by virtue of GPDO Part 1 Class B as the house is not within a conservation area and its volume is 19m³, less than the max permissible volume of 40m³. Overall it is not considered that harm would be caused to the character and appearance of the host property or the wider area by the introduction of the rear dormer.

Rooflight

2.5 The proposed rooflight to the front roof slope is a heritage/ conservation type; moreover, if it does not project more than 150mm above the main roof surface, it is permitted development as per GPDO Class C.1 (a). The proposed rooflight projects 100mm from the main roof surface.

3.0 Neighbour amenity

3.1 *Rooflight:* On the northwest side, the proposed roof light at this level would be in compliance with Class C of the GPDO, obscured glazed and fixed shut and therefore no impact on amenity would occur in terms of overlooking.

3.2 *Dormer window:* The dormer on the east side provides views of the flank elevation of number 1 Raveley Street where there are no windows and the distance and acute angle of view would ensure no harm to neighbour amenity at no.1. The proposed is therefore in compliance with policy DP26 and CPG guidelines and is acceptable.

3.3 *Side extension:* The extension would be no higher or longer than the previously approved one so no further impacts on daylight, sunlight and outlook would occur.

Recommendation: Grant planning permission.