

Delegated Report		Analysis sheet		Expiry Date:		08/01/2015	
		N/A		Consultation Expiry Date:		04/12/2014	
Officer				Application Number(s)			
Alex McDougall				2014/6528/P			
Application Address				Drawing Numbers			
76A Fortune Green Road London NW6 1DS				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension with front and rear dormers to provide additional accommodation to existing second floor front flat (Class C3) and use of part rear roof outrigger as terrace including access door and railings.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	31	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	N/A						
Local area comments:	N/A						
Site Description							
The site is occupied by a 3 storey mid-terrace building on the eastern side of Fortune Green Road. The building has a rear outrigger with a flat roof. The area is characterised by commercial uses at ground level with residential above. The building is in use as a real estate agent at ground floor level. The upper floors are occupied by 6 bedsit flats. The area to the rear of the building is occupied by additional residential news accommodation.							
Relevant History							
<u>76A Fortune Green Road (subject site)</u>							
2014/2772/P - Erection of a mansard roof extension with front and rear dormers to provide additional accommodation to existing flat (Class C3). Granted 20/06/2014. Note: The proposed mansard is							

substantially the same as the mansard extension proposed in this application.

EN020266 - Conversion of 2 storey maisonette to 4 s/c flats. Not expedient to enforce, 20/12/2006.

68 Fortune Green Road (nearby site)

8703318 - Change of use and works of conversion of rear ground floor and upper floors to form three self-contained flats including the erection of a mansard roof extension the formation of a **rear roof terrace** and landscaping of the mews area. Granted 19/05/1988.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS18 Dealing with our waste and encouraging recycling

Camden Development Policies 2010

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP8 Accommodation for homeless people and vulnerable people

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG2 Housing

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

Assessment

Detailed Description of Proposed Development

The proposal consists of erection of a mansard roof extension with front and rear dormers to provide additional accommodation to an existing flat (bedsit to 1-bedroom flat). The mansard would be of a traditional 70 degree roof design with two front and two rear dormers. One of the rear dormers would be a door opening onto the roof of the existing rear outrigger. An iron railing would be erected around part of this roof space to form a terrace for the unit. The terrace would have dimensions 3.8m (depth) x 2.7m (width), and an area of 10.3sqm.

During the course of assessment the applicant submitted revised drawings reducing the scale of the roof terrace and method of securing the terrace in response to concerns from Council officers with regard to visual impact, design and amenity impacts.

Principle of Development

Use

The 6 existing flats were not granted planning permission. An enforcement case opened in 2002 relating to subdivision of a maisonette into 4 flats found that it was not expedient to take any action. There are 6 doorbells on site and Council Tax records reveal that 6 units are registered. As such it is considered that the 6 units are likely legally established. The existing 6 units are all extremely small, ranging in size from 12.7sqm – 17.5sqm, and would not normally be granted planning permission. The proposal would increase the size of one of the units from 17.5sqm to 50sqm. As such the proposal is considered to provide a higher quality of accommodation in accordance with policies CS6 (Providing quality homes), DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes) and CPG2 (Housing).

Mansard Roof Extension & Terrace

The row of terraces of which the building is apart is characterised by roof extensions and terraces. As such there is no objection in principle to a roof extension or terrace subject to an assessment of design, amenity impacts and sustainability.

Design

Roof extension

The proposed mansard roof extension is considered to be of an acceptable design, and have an acceptable impact on the character of the area, for the following reasons:

- A significant number of the buildings within the terrace have similar roof extensions. Specifically, the adjoining property to the north has a prominent gable feature, and the building to the north of that a traditional mansard. As such the proposal would serve to balance this section of the terrace.
- The proposed mansard, including form, height, window alignment and size are generally in keeping with the design principles set out in CPG1.
- The proposal would be finished in slate, with timber sash windows set within lead dormers, which is considered to be in keeping with the character of the area. Notwithstanding, a condition is recommended ensuring appropriate materials are used.
- The door in one of the rear dormers, while not traditional for such extensions, would not be readily visible from any public places or adjoining/nearby properties.

Terrace

The proposed terrace is considered to be of an acceptable design, and have an acceptable impact on the character of the area, for the following reasons:

- Several buildings within the terrace have similar roof terraces including Nos. 68, 78, 82 & 90 Fortune Green Road.
- The terrace has been restricted to part of the roof space adjacent to the rear elevation. As such, while such a terrace is not traditional on this type of building, it would not be readily visible from any public places or adjoining/nearby properties.
- The terrace would be secured with a black iron railing, considered to be the most appropriate for a building of this age.

For the reasons listed above the proposed development is considered to be consistent with LDF

policies CS14 and DP24 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

Residential Amenity

Roof Extension

The proposed mansard roof extension is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- Based on the orientation of the site the additional bulk resulting from the proposal is not considered likely to have a material impact of the solar access, outlook or sense of enclosure of adjoining properties.
- The proposed front windows would look out over the adjacent park. The windows to the rear would look out primarily over the top of the mews dwellings to the rear. As such the proposal is not considered to have an unacceptable impact on the privacy of adjoining properties.
- The building works are not considered to be so difficult as to necessitate any special measures or construction management plans. An informative will be included reminding the applicant of the standard hours of construction.

Terrace

The proposed terrace is considered to have an acceptable impact on the amenity of adjoining and nearby properties for the following reasons:

- The adjoining building to the north, No. 78 Fortune Green Road, has a terrace above the level of the proposal and as such will not be overlooked by the proposal.
- The terrace has been restricted to the south of the roof space so as not to allow views down into the other rear windows on the subject building, occupied by separate flats.
- The adjoining building to the south, No. 74 Fortune Green Road, does not have a roof terrace or any rear windows at the level of the proposed terrace. If the adjoining property were to be developed to include a terrace at the same level in the future a privacy screen could be considered to provide privacy between the two.
- The terrace is not considered to raise any material outlook, sense of enclosure, or loss of light issues.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. As the proposal is retrofitting an existing building there is limited scale for the incorporation of sustainable design features. Notwithstanding the new roof extension will be built to conform to all relevant building standards.

Recommendation

Grant planning permission