

Delegated Report		Analysis sheet		Expiry Date:	07/01/2015
				Consultation Expiry Date:	17/12/2014
Officer			Application Number(s)		
Obote Hope			2014/6752/P		
Application Address			Drawing Numbers		
22 Drury Lane London WC2B 5RH			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:	
Proposal(s)					
Erection of a mansard roof extension with dormer windows to front and rear to provide for the provision of a new maisonette at third and fourth floor levels and the creation of front and rear roof terraces at fourth floor level (Revised).					
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	09	No. of responses	02	No. of objections 01
Summary of consultation responses:	Press notice was published on: 30/10/2014, expiry: 20/11/2014 Site notice was displayed on: 24/10/2014, expiry: 14/11/2014 Objection was received from 1 Betterton Street is as follows: <ul style="list-style-type: none"> The proposed Juliette balconies would lead to overlooking into neighbouring properties to the rear; The proposed Juliette balconies are not in keeping with the appearance of the host property. The Juliette balconies have been omitted from the scheme.				
CAAC:	Covent Garden Community Association raised no objection				

Site Description

The site is located on the southwest side of Drury Lane in between Betterton Street and Dryden Street. The site comprises a three storey terrace building with 3 x 1 bedroom flats (Class C3) from first to third floors and restaurant (Class A3) at ground and basement level. The surrounding area comprises commercial properties with residential and office accommodation on upper floors.

The property is located within the Seven Dials Conservation Area.

Relevant History

No relevant planning consent

Neighbouring property

Number 23 Drury Lane

2010/3293/P – Planning permission was granted on 23/08/2010 for the erection of a mansard-style roof addition, following removal of existing roof level addition, to existing third and fourth floor three bedroom maisonette (Class C3).

2010/6618/P - Variation of condition 3 of planning permission dated 23/08/2010 (ref: 2010/3239/P) was granted on 09/02/2011 for the erection of a mansard-style roof addition, following removal of existing roof level addition, to existing third and fourth floor three bedroom maisonette (Class C3) as a minor material amendment to include revisions to fourth floor windows on front elevation.

2011/0288/P - Variation of condition 3 of planning permission dated 23/08/2010 (ref: 2010/3293/P) was granted on 28/03/2011 for the erection of a mansard-style roof addition, following removal of existing roof level addition, to existing third and fourth floor three bedroom maisonette (Class C3) as a minor material amendment to include the addition of a raised rooflight – Granted - 28/03/2011

2012/2145/P – Planning permission was granted on 18/06/2012 for the retention of railings at fourth floor level to top floor flat (Class C3).

Relevant policies

Relevant Planning Policies and Guidance

LDF Core Strategy and Development 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

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CGP1 - Design (section 4)

CPG 6 – Amenity (sections 6 and 7)

Seven Dials Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

1.0 Permission is sought for the erection of a mansard roof style extension that would measure approximately 7.8m in depth x 2.6m (height) x 5.1m (width), the proposed dormer window would measure approximately 0.7m in depth x 2.2m in width. It is also proposed to create roof terraces, one to the front elevation, that would measure approximately 0.8m in depth x 1.8m in width and would be constructed as a “cockpit” style roof terrace with 1.8m privacy screen. The terrace to the rear would be set back 1.4m from the rear parapet wall would be 0.7m in depth x 5.5m in width with railings 1.8m in height. The proposed fourth floor will provide additional accommodation for the existing third floor flat to create 1 x 2 bedroom maisonette.

1.1 The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions to existing buildings are proposed. The following considerations contained within policy DP24 and DP25 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.

1.2 The Seven Dials Conservation Area Statement recognised that there are limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

- a. The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.
- b. Roof extensions should be drained to the rear of the building; no rainwater pipes will normally be allowed on the street elevation.
- c. All external works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.
- d. Where the property forms part of a proper terrace which remains largely, but not necessarily, completely unimpaired, an extension is likely to be unacceptable.

Revision

1.3 The application has been revised since first submitted as the proposed rear balconies would result of the loss of privacy to the amenity space of the neighbouring property and the mansard roof extension was revised to retain a 70 degree line in accordance with CPG 1.

Design

1.4 The proposed mansard roof style extension would be similar in design and material to the neighbouring property. The proposed extension would result in an increase in bulk at roof level. However, given the smaller scale and size of the proposed mansard style roof extension when compared to number 23 the proposed roof extension would be set back approximately 0.7m back from the front elevation.

1.5 Policy DP24 requires all developments, including alterations and extensions to consider the character and proportions of the existing building. The proposed mansard extension is not a 'true mansard' given the sloped side elevations. Normally roof extensions are built up on the party walls forming brick gable-ends. The proposed design of the roof extension complies with this guidance, and as such, would achieve a 70 degree slope. The proposed floor to ceiling height would be 2.3m and as such would be in compliance with Development Policies.

1.6 The proposed materials include slate and timber framed windows which are considered appropriate in the context of the host building. Furthermore, the design would not disrupt the relationship between the roof and the existing third floor as the proposed brick would match the aesthetic of the host building. It is considered that the proposed extension would not harm the building's architectural integrity.

1.7 The proposed dormer extension is considered to be appropriately designed in terms of its scale and form, to the degree that the extension would be in-line with the 0.5m guidance from the eaves and the roof ridge and would be subordinate to the host building. The dormer would include timber doors that would align with the two sash windows below and therefore match the design of the existing fenestration pattern.

1.8 The proposed roof terrace to the front elevation would be located behind the existing front gable and therefore is not visible in public views.

1.9 The proposed rear roof terrace would be contained within the limited views to the rear elevation, and as such, would be acceptable.

2.0 Amenities

2.1 DP26 seeks to ensure that the amenities of neighbouring occupiers are not unduly harmed in terms of daylight access, outlook, overlooking and noise.

2.2 It is not considered the roof extension will have an unacceptable impact in terms of loss of light or sense of enclosure. The proposed front roof terrace is screened by the existing gable and is not considered to result in overlooking. The rear roof terrace would be partially shielded by the existing parapet wall to the rear. It is not considered the rear roof terrace would contribute to any undue impact in terms of privacy for the residential properties to the rear or significantly impact in terms of noise disturbance. The objection from a neighbour to the proposed Juliette balconies on overlooking ground is noted. However the Juliette balconies have now been omitted from the scheme. The proposed terraces are considered to comply with Policies CS5 and DP26 of the LDF.

Recommendation: Grant subject to conditions