

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/01/2015</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>18/12/2015</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Obote Hope				2014/6978/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
106 Savernake Road London NW3 2LG							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
The erection of a rear mansard roof extension, following the demolishing of the existing rear extension roof extension, installation of 2 x windows to the flank elevation and increase in height of the rear parapet wall and installation of new doors for the provision of a terrace to the rear elevation all associated with the existing upper floor flat.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>18</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. Electronic	<b>01</b>		
<b>Summary of consultation responses:</b>		Site notice displayed from 28/11/2014 until 18/12/2014 Press notice displayed from 27/11/2014 until 17/12/2014					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Mansfield CAAC - 1) The roof extension on already a non-compliant extension is totally unacceptable; 2) The original roof form in a CA should be protected and this ruins it.					

## Site Description

The application site is a three-storey semi-detached Victorian building, which has been converted into three self-contained flats. It has been substantially altered at the rear, with a main three-storey brick addition augmented by an infill extension at ground floor and aluminium conservatory at second floor level. It is not listed, but is situated within the Mansfield Conservation Area; the rear of the property abuts a railway embankment.

The building has dormer windows in the front and rear roof slopes. At the rear are extensions at lower ground, 1<sup>st</sup> floor and 2<sup>nd</sup> floor levels.

## Relevant History

**2012/6133/P:** Replacement of single storey rear conservatory of second floor residential flat. (Class C3).  
**Granted** 19/03/2013

**2009/4314/P:** Application refused on for replacement of existing conservatory with PVC-u conservatory at rear second floor level to upper floor flat on design grounds (materials – use of PVC) – **refused** 24/12/2009.

**2006/4292/P:** Erection of a glazed side infill extension, removal of a mono-pitched roof to existing rear extension, creation of a new flat green roof, changes to rear fenestration at first floor level and creation of Juliet balcony – **granted** 24/11/2006.

**8501603:** Extension of existing accommodation at rear first floor level – **granted** 28/11/1985

**36634:** Erection of a glazed conservatory at rear second floor level – **granted** 11/10/1983

**36005:** Use of ground floor and rear first floor extension as a self-contained flat including enlargement of the existing single storey extension – **granted** 09/06/1983

**13312:** Conversion of existing dwelling into 4 self-contained flats incorporating enlarged rear extension and new front and rear dormer windows – **refused** 03/08/1972

## 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)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance, 2011

CPG1 (Design)

CPG6 (Amenity)

### Mansfield Conservation Area Appraisal and Management Statement, 2008

London Plan, 2011

NPPF, 2012

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the erection of rear mansard roof extension to the rear elevation that would measure 4.2m in depth x 4.0m in width and 2.9m in height, the installation of 2 x conservation rooflights and 1 x roof hatch, installation of 2 x windows to the flank elevation at roof level and 1 x window to the northeast elevation (rear), installation of double doors for the provision of a terrace to the rear at roof level for a new terrace following the increase in height of the rear parapet wall.

1.2 This application is assessed in terms of impact on amenity of neighbouring properties and the visual impact on the host building and Mansfield Conservation Area.

### 2.0 Design and impact on the Mansfield Conservation Area

2.1 LDF policy DP24 (Securing high quality design) states "The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect

developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;

2.2 CPG 1 advises that mansard roofs are acceptable where it is the established roof form in a group of buildings or townscape and that the three main considerations in regards to mansard roof extensions as pitches and profile, external covering and windows.

2.3 The property is in a conservation area, the Mansfield Conservation Area Statement, is explicit in its assessment of roof alterations; '*Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted*'. Therefore, the proposals should seek to preserve and enhance the character and appearance of the existing building and the conservation area.

2.4 The site forms part of a pair of Victorian terrace in a predominant residential in character. The properties forming a row of paired properties with two/three storey rear closet wing projections that incorporate dormer roof extensions. The depth of these roof additions differs in form and scale. However, the proposed mansard roof extension would entail unreasonable amount of size and bulk, and as such, detract from the appearance of the host building, there are some uniformity in regards to the design of the row of terrace and consequently, the proposed extension would represent an unreasonable addition to the rear elevation contrary to planning policies, CS14, DP24 and DP25 that requires development to be of the highest design quality.

2.5 Concerns have been raised by Mansfield CAAC during the consultation period; objections were raised as they believe that the proposal would result in a loss of the original roofline. Of which the council is in agreement, the original roofline has been loss due to the existing front and rear dormer roof extensions, as such, the addition of a mansard roof extension at this level would have a detrimental impact to the host building and wider Mansfield Conservation Area. Notwithstanding, the proposed mansard roof extension would be overly dominant to the rear elevation that would consequently upset the uniformity of the existing dormers to the rear of the neighbouring properties.

2.6 The proposed mansard roof extension would not be compliant with the CPG1 in terms of its design the proposed mansard roof extension would extend the full length of the existing roof ridge, the agent indicated that the proposed extension would be a "true mansard extension" that would be achieve the maximum of 70 degree angle, the slope pitch would be within the maximum of 30 degree at 25 degree as stipulated in CPG 1. Nevertheless, the proposed extension would not retain the overall integrity of the roof form nor create an established pattern of roof addition.

2.7 The rear of the site is not visible from the public Highway, as the site backs onto the railway track and it is proposed to increase in the rear parapet wall by 1.1m, the installation of a new door for the provision of a rear roof terrace that would be relatively small, if compared with the existing terraces on Savernake Road. The proposed terrace would measure 1.02m in depth and 3.5m in width. Whilst, no objection is raised for the proposed terrace, the mansard roof extension being proposed would not be supported as the overall scheme would be contrary to CS14, DP24 and DP25 of the LDF.

2.8 The proposed windows to the flank elevation are considered to be unacceptable in terms of its design. The proposed full length windows would represent an alien addition to the conservation area.

### 3.0 Impact on the amenity of adjoining occupiers

3.1 The 45 degree line shows that the proposed mansard roof extension would not have a significant impact with the neighbouring property No. 108 in regards to loss of light or sense of enclosure, there are elements with overlooking as majority of the properties have roof terraces. However, it is not considered that the proposed terrace on account of its size, scale and position would have a detrimental impact in regards to the loss of privacy, or give rise to overlooking than already exist.

3.2 It is not considered that the proposed mansard roof extension would give rise to unacceptable levels with the neighbouring property in terms of privacy, overlooking or sense of enclosure.

### 4.0 Conclusion

4.1 It is recommended that the application be refused.

