

16 Savernake Road



Site Photos



Rear view of application site



View of neighbouring 18 Savernake Road



View to 14 Savernake Road



View along the side of the application site

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/04/2015
		N/A / attached		Consultation Expiry Date:	19/03/2015
Officer			Application Number(s)		
Neil Collins			2015/0751/P		
Application Address			Drawing Numbers		
Ground Floor Flat 16 Savernake Road London NW3 2JP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey side and rear extension.					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	10	No. of responses	04	No. of objections	04
			No. electronic	04		
Summary of consultation responses:	Site notice: 25/02/2015 – 18/03/2015 Press notice: 26/02/2015 – 19/03/2015					
	4 Letters of objection has been received on the following grounds: <div><div>1. The appearance is out of keeping with the building and area;</div><div>2. The terrace would have an adverse effect on privacy;</div><div>3. The development may have an adverse effect of the stability of foundations and neighbouring buildings;</div><div>4. The extension would reduce the value of neighbouring property;</div><div>5. The construction work would cause further noise disturbance;</div><div>6. The extension would impare views of the garden, trees and sky from neighbouring windows; and</div><div>7. The development would cause a loss of light to neighbouring windows.</div></div> <i>Officer Response:</i> <div><div>1. The scale of the proposed development has been reduced and its design has been considered with the advice of Conservation and Design Officers. It is considered to be acceptable in context of the neighbouring extensions in Savernake Road (please see paras 2.2.1 to 2.2.4)</div><div>2. The terrace has been removed from the proposal at the request of the planning officer;</div><div>3. The impact of construction upon neighbouring development is not a material consideration and would be dealt with via Party Wall Agreements under separate non-planning related legislation;</div><div>4. The impact upon the value of property is not a material consideration in the determination of planning applications;</div><div>5. Noise disturbance for construction works is not a material consideration and is dealt with under Environmental Health legislation;</div><div>6. Views are not specifically protected by planning policy. However, outlook has been assessed as part of this application and is discussed at paras. 2.3.1 and 2.3.2;</div><div>7. Light loss has been assessed as part of this application and is considered to be acceptable, as discussed in paras. 2.3.1 and 2.3.2.</div></div>					

<p>CAAC/Local groups* comments: *Please Specify</p>	<p><u>Mansfield CAAC</u></p> <p>While this scheme does not harm the CA there may be an issue of loss of privacy for the neighbours. We would take issue with the use of the word "reinstatement" with reference to the newly proposed railings in the project description.</p> <p><i>Officer Comment:</i> <i>Privacy has been specifically considered in assessing this proposal. At the request of the planning officer, the originally proposed terrace and railings at first floor level have been removed from the proposal and would be replaced by a flat roof, as per the existing arrangement.</i> <i>Views from proposed windows have also been assessed and are not considered to cause any loss of privacy when compared to the existing relationship between the application site and it's neighbours.</i></p>
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Site Description

This application relates to a three-storey semi-detached building located on the northern side of Savernake Road. The building is divided into residential flats with the ground floor flat being the subject of this application.

The property is located within the Mansfield Conservation Area and is identified as making a positive contribution to the area in the Mansfield Conservation Area Statement.

Relevant History

2004/2355/P - The erection of a single storey rear extension; erection of a bay window; replacement of existing door with a window to the side elevation at ground floor level, replacement of a window with a door to the rear elevation at ground floor level. *Granted 27/08/2004.*

28430 - Erection of front and rear dormers in connection with the formation of a maisonette on second and new attic floors. *Granted 06/08/1979.*

Relevant policies

NPPF

London Plan March 2015 consolidated with amendments since 2011

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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 (as amended 2013) (CPG1: Design; CPG6: Amenity)
Mansfield Conservation Area Statement

Assessment

1.0 PROPOSAL

- 1.1 Planning permission is sought for the construction of a single-storey rear and side extension to the building. The extension would comprise a part pitched roof, part flat roof. The flat roof part of the extension would replace an existing single-storey extension to the rear of the closet wing and would extend a further 1.9m from the existing extension and a total of 3.9m from the rear wall of the original house. It would be stepped away from the boundary with the adjoining neighbour by 1.16m at the depth of the existing extension. The pitched roof part of the extension would extend 2.9m beyond the side of the closet wing to the common boundary and would slope from a height of 3m nearest the house to 2m nearest the boundary. A set of bi-folding doors would be installed at rear 3rd floor level and 3x rooflights at the front elevation.
- 1.2 The proposal has been revised at the request of the planning officer, due to concerns regarding the scale of the extension and the impact upon the amenity of neighbouring occupants. The revised proposal:
- omits the first floor roof terrace and railings;
 - steps the extension in from the boundary shared with the adjoining neighbours at the depth of the existing extension; and
 - provides a slight step back to provide a visual break between the rear and side elements of the extension;

2.0 ASSESSMENT

- 2.1 The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. 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, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.2.2 CPG1 design guidance recommends that alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building
- 2.2.3 The scale of the extension is significant, although it is considered to be subservient to the host building. The extension would be broken up by its flat and pitched roof elements. The pitched roof would be 2m at its lowest point and, as such, the extension would sit very low in the site, especially as gardens are raised towards the rear of sites in Savernake Road. It should also be noted that the proposed extension would be comparable in scale and form to those approved elsewhere on this side of Savernake Road.
- 2.2.4 The application proposes a white render finish for the extension, which would not accord with the stock brick finish of the host building and neighbouring buildings in Savernake Road. As

such, a condition is recommended requiring that the materials used in the external surfaces of the extension matches those of the existing building.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook

- 2.3.1 The application originally proposed a very substantial increase in floor area to the existing building, including a significant depth beyond the rear-most wall of the existing dwelling. This raised significant concerns with respect to the impact upon neighbouring occupants from loss of light and outlook. As such, at the request of the planning officer, revisions were made to address these issues. The resulting extension has been reduced in overall depth from 4.9m to 3.9m and the extension would be stepped in at the depth of the existing single storey extension to the closet wing. As such, the location and bulk of the extension would be almost identical in terms of the relationship with number 14 Savernake Road.
- 2.3.2 Notwithstanding this, an assessment of loss of light has been made. The revised extension would not intersect a 45 degree line drawn from the neighbouring ground floor window at 14 Savernake Road (shown on the revised drawings) and, in accordance with the advice contained within CPG6 (Amenity) and BRE guidance, the proposal does not warrant further testing and is considered to retain an acceptable amount of light and outlook for neighbouring occupants at 14 Savernake Road. On the opposite side, the pitched roof element of the proposed extension would be set at a height of 2m at its lowest point (the approximate height of the boundary wall) and is not considered to have any significant impact upon light and outlook for occupants at 18 Savernake Road.

Privacy

- 2.3.3 In terms of privacy, the proposal has been considered in relation to the existing arrangement. The proposal has been revised to remove the first floor terrace, which would have overlooked neighbouring property in both directions. A condition is recommended to prevent use of the flat roof as a terrace.
- 2.3.4 There are existing windows on the side of the closet wing, which look toward neighbouring windows at number 18. The proposed extension would comprise windows that would also have a degree of view towards number 18 from a similar position, although the oblique angle of the proposed window in relation to its neighbours is considered to be improvement to neighbouring privacy.

3.0 **Recommendation: Grant Conditional Planning Permission**

DISCLAIMER

Decision route to be decided by nominated members on Monday 11th May. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Ms Rebecca Fielding
Flat 2
25 Glenloch Road
London
NW3 4DJ

Application Ref: **2015/0751/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 4215

6 May 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
16 Savernake Road
London
NW3 2JP

DECISION

Proposal:
Erection of single storey side and rear extension

Drawing Nos: 1409-03_PL_000; 1409-03_PL_005 Rev A; 1409-03_PL_004 Rev A; 1409-03_PL_003 Rev A; 1409-03_PL_002 Rev A; 1409-03_PL_001 Rev A; 1409-03_PL_103 Rev D; 1409-03_PL_104 Rev D; 1409-03_PL_101 Rev E; and Design and Access Statement (Rev.B), dated 05/02/15, produced by Joe Wright Architects.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1409-03_PL_000; 1409-03_PL_005 Rev A; 1409-03_PL_004 Rev A; 1409-03_PL_003 Rev A; 1409-03_PL_002 Rev A; 1409-03_PL_001 Rev A; 1409-03_PL_103 Rev D; 1409-03_PL_104 Rev D; 1409-03_PL_101 Rev E; and Design and Access Statement (Rev.B), dated 05/02/15, produced by Joe Wright Architects.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 No flat roofed areas of the extension, hereby approved, shall be used as a roof terrace and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior

approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

DRAFT

DECISION