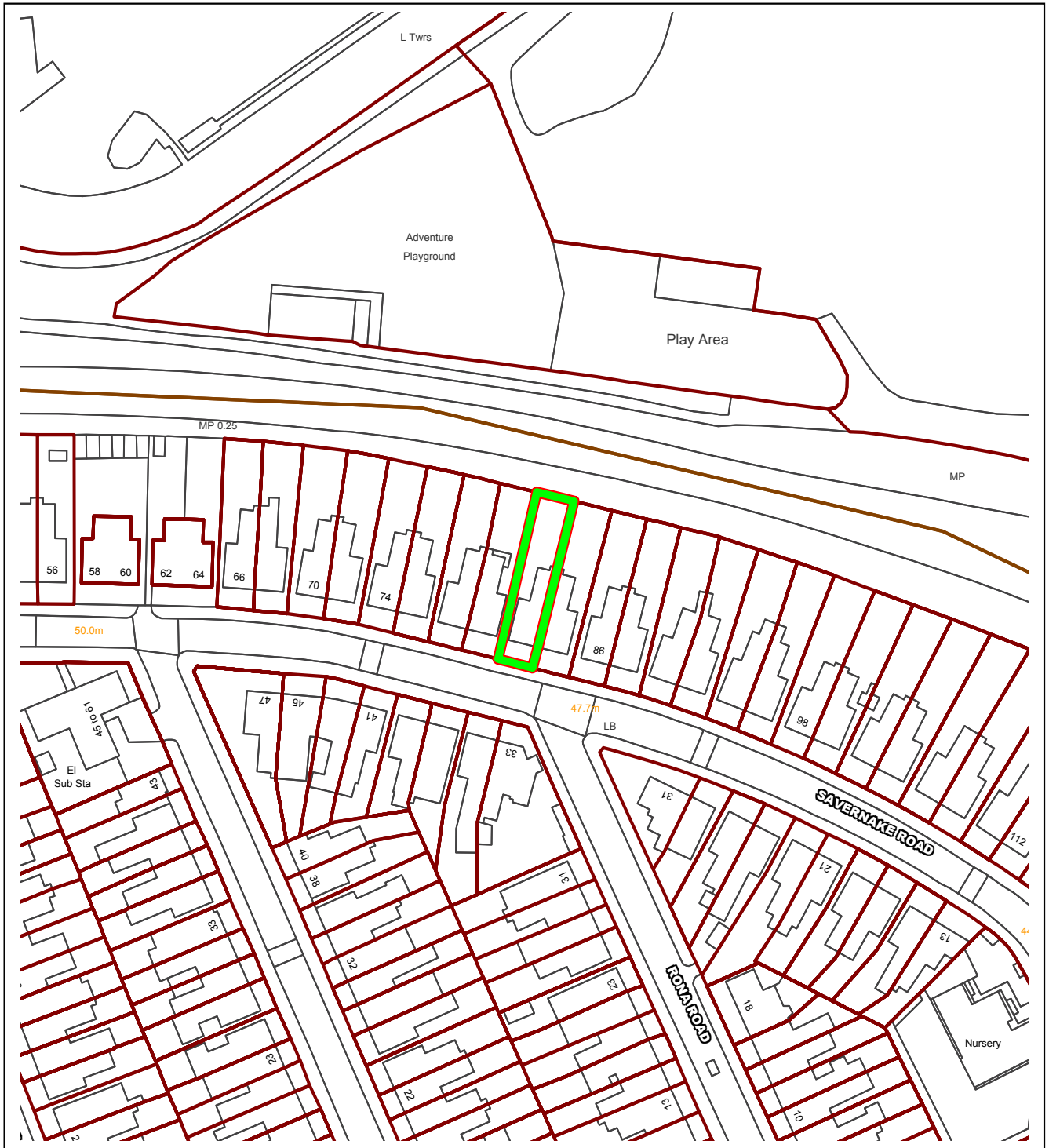


82C Savernake Road - 2015/3582/P



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Photos



View from No. 80 towards No. 82(taken in October 2014)



View of host building taken from existing roof terrace



View of host building taken from existing roof terrace



View of host building taken from existing roof terrace

Delegated Report		Analysis sheet		Expiry Date:	19/08/2015
(Members Briefing)		N/A / attached		Consultation Expiry Date:	07/08/2015
Officer			Application Number(s)		
Kate Phillips			2015/3582/P		
Application Address			Drawing Numbers		
82C Savernake Road London NW3 2JR			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of second floor rear extension and retention of part of existing roof terrace					
Recommendation(s):		Granted			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	9	No. of responses	6	No. of objections	6
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 17/07/2015 (expiring 07/08/2015) and a public notice was displayed in the local press on 16/07/2015 (expiring 06/08/2015).</p> <p>The owner/occupier of 82A Savernake Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Loss of light in garden and house • Overlooking to garden • Building can't cope with over-crowding • Would set a precedent • Impact on structure of host building <p>The leaseholder of 82B Savernake Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Noise and disturbance • Anti-social behaviour of previous residents – proposal will result in further over-crowding • Proposal will create 4 bedsits • Overshadowing to bedroom at 82B • Impact on structure of host building • No provision for bicycle storage • Demolition waste been dumped in garden of 82A • Professionalism of builders <p>The current occupier of 82B Savernake Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Overshadowing / loss of light • Out of character with area • Would set a precedent • Overdevelopment of the building • Overcrowding • Impact on structure of host building • Requirements of the lease <p>The owner/occupier of the first floor flat, 84 Savernake Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Overshadowing / loss of light • Out of character with other houses in street • Overcrowding in the property • Impact on structure of host building <p>The owner/occupier of 84A Savernake Road has objected to the application on the following grounds:</p>					

- Overshadowing / loss of light
- Increased overlooking to garden
- Demolition waste been dumped in gardens of 82 and 84
- Increased dust and general disturbance from building works
- Existing roof terrace does not have permission

The owner/occupier of the top floor maisonette at 84 Savernake Road has objected to the application on the following grounds:

- Out of character with area
- Overdevelopment of the host building
- Loss of light
- Overlooking
- Overcrowding

Officer comment:

The impact on the character and appearance of the host building and the wider area is judged to be acceptable (see section 2 of the Officer's Report below). The impact on adjacent occupiers is also judged to be acceptable (see section 3 of the Officer's Report below).

The proposal would not create a precedent because each case must be considered on its own merits. However, planning permission has been given for the same works at No. 80 Savernake Road and this permission forms a material planning consideration in the determination of this application.

Whilst no provision is made for bicycle storage, the constraints of the application site do not easily allow for this (i.e. the communal hallway) and, on the basis that the proposal does not create an additional dwelling, this would not form a valid reason to refuse the application. If future occupiers of the extended dwelling choose to park bicycles within the building this would be a matter for discussion between the relevant parties.

It has been noted that the existing roof terrace does not have permission. Planning permission is not required to use the area as a terrace; however, planning permission is usually required for the features which are required for compliance with building regulations, such as balustrades. In this case, the proposal includes the installation of a balustrade around the edge of the roof terrace, which will be assessed as part of the application.

In general, construction noise and disturbance are not valid reasons to refuse an application and, taking into consideration the scale of the proposed works, it would not be reasonable to attach a condition to require a construction management plan in this case. However, an Informative can be added to the decision to remind the applicant of their responsibilities under the Control of Pollution Act 1974.

Issues relating to potential occupiers and how the resultant building may be used are not a planning consideration and therefore cannot be taken into account in the determination of this application. Similarly, issues relating to the professionalism of the builders or the character/intentions of the applicant are not planning considerations either.

Issues relating to the structure of the house would be covered by Building Regulations. Similarly, if the applicant proposes to use the dwelling as a HMO, this would be covered by Housing legislation.

Mansfield CAAC

No comments received.

Site Description

The application site comprises 82C Savernake Road, which is the uppermost flat within a three storey, semi-detached, red brick building on the northern side of the road.

The application site backs onto the London Overground railway line and, beyond that, Hampstead Heath.

The application building is within the Mansfield Conservation Area.

Relevant History

82 Savernake Road

28061 - Change of use and works of conversion to provide three self-contained dwelling units together with an extension to the existing ground floor rear addition, and extension at roof level at rear and the installation of a new dormer at front. - Conditional 10-02-1979.

80 Savernake Road

2014/4902/P - Erection of 2nd floor rear extension. - Granted 18-11-2014

84 Savernake Road

2007/0874/P - Replacement of windows and door accessing an existing roof terrace at second floor level to residential flat. – Granted 25/05/2007.

76 Savernake Road

2013/6495/P - Formation of rear roof terrace at first floor level including replacement of timber window with timber access doors, installation of balustrade and privacy screen to flat (Class C3). - Granted 11-12-2013

14781 – Alterations and addition at second floor level to provide five self contained units - Conditional 18-12-1972

1048 - Alterations for forming a studio including the provision of a dormer window and external staircase. - Conditional 22-12-1965

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

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

DP28 Noise and vibration

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

1. Proposal:

1.1 This application seeks planning permission for the erection of a second floor rear extension and the retention of part of the existing roof terrace.

1.2 The proposed extension would extend out from the original rear wall of the host building by 5 metres and it would measure 4 metres wide. The height of the extension above the existing roof level would be 3 metres. The extension would feature a flat roof and it would feature sliding doors on the rear (North) elevation to access the roof terrace.

1.3 The resultant roof terrace would measure approximately 4 metres wide and 1.8 metres deep. It would be surrounded by a painted black metal railing.

2. Impact on the conservation area

2.1 The application site is located within the Mansfield Conservation Area, where in all the original buildings are considered to make a positive contribution to the character and appearance of the area (except those specifically listed as otherwise in the Conservation Area Appraisal and Management Strategy, which this building is not).

2.2 CPG1 Design notes that rear extensions should be secondary to the host building in terms of location, form, scale, proportions, dimensions and detailing and they should respect and preserve the original design and proportions of the building, including its architectural period and style. Rear extensions should also respect and preserve the historic pattern and established townscape of the surrounding area. The guidance goes on to note that, in most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

2.3 In this case, the proposed extension would be within one storey of the eaves level of the host building and, at 5 metres in depth, it would extend further outwards from the rear wall of the host building than the existing rear extension at the attached neighbouring property (No. 84 Savernake Road), which measures approximately 3.2 metres deep. However, the extension would match in scale and appearance the recently approved (but as yet un-built) extension at No. 80 Savernake Road, the immediate property to the West.

2.4 At the time of the application for the works at No. 80 (planning permission reference 2014/4902/P), the following was noted:

"In assessment of the north side of Savernake Road, namely Nos.50 – 112 (evens), this terrace features 32 buildings, divided into 16 semi-detached pairs. Where 14 of these pairs are period developments, 2 pairs are post war rebuilds. At second floor level, a variety of rear extensions are atop the closet wing, namely Nos.66, 68,70,72,74,76,84,90,94,96,100,106,108,110 and 112. Although it would appear that some do not benefit from planning permission, recently permission was granted via Members' Briefing (due to an objection from the Mansfield CAAC) at No.66 (2010/3825/P) for the erection of a second floor rear extension (Dimensions: 4.2 long, 3.7m wide and 2.8m height) and No.102 (2013/4599/P) for the erection of a rear extension at second floor level (Dimensions: 3.4 long, 4m wide, 3.1m height). Within this context of relevant planning history, the Mansfield conservation area appraisal and management strategy and criteria forming part of CPG1, it is considered the proposal would respect the existing pattern of rear extensions, where they exist."

2.5 On the basis that the same works have been approved at No. 80, it is considered that the proposed works would respect and preserve the pattern and established townscape of the surrounding area and the works would preserve and enhance the character and appearance of the Mansfield Conservation Area.

2.6 CPG1 notes that materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas. In this case, the proposed extension would be constructed in second hand London Stock bricks to match the existing, and the new balustrade would be black painted metal. These materials are considered to be acceptable.

3. Impact on the visual and residential amenities of adjacent occupiers

3.1 The proposed extension would sit atop the roof of the existing rear projection and therefore the impact on nearby and neighbouring properties is likely to be limited. The main properties that are likely to be affected are the two immediate neighbours, the uppermost flats at Nos. 80 and 84 Savernake Road.

3.2 The proposed extension would extend out from the original rear wall of the host building by 5 metres; however the attached neighbouring property (No. 84) also has a second floor rear extension that measures approximately 3.2 metres deep. On this basis, it is not considered that undue harm would be caused to the occupiers of this property by way of overbearing impact, a sense of enclosure or loss of daylight/sunlight. Neither is the level of overlooking towards this property likely to cause significant harm as it would be no worse than the level of overlooking that currently exists from No. 84 towards the application building.

3.3 Looking now at No. 80 (the property to the West), on the basis that planning permission has already been granted for the same proposal at this property, there is unlikely to be a significant impact on the visual and residential amenities of the occupiers of this property. Even if the extant planning permission is not implemented in the future, the impact of this proposal on No. 80 is likely to be limited due to the separation gap between the buildings and the nature and scale of the works.

3.4 Looking now at the other concerns that were raised, whilst the use of the resultant roof terrace may give rise to some overlooking towards nearby gardens, the level of overlooking would be no worse than the existing level of overlooking from other rear roof terraces (for example at Nos. 80 and 84) and would be consistent with what is generally expected in built-up residential areas such as this.

3.5 Concern has also been raised about loss of light and overshadowing to other residential units. However the rear of the building is North-facing and therefore the residential units with rear facing windows are already likely to experience overshadowing and reduced light levels. The proposal to add extra bulk to the top of the building is unlikely to cause significant further harm in this respect.

3.6 Overall, the proposal is considered to be acceptable in this respect.

Recommendation: Grant Planning Permission subject to conditions

DISCLAIMER: Decision route to be decided by nominated members on *Monday 17th August 2015*. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Z Durrani
Archetype Associates
121 Gloucester Place
London
W1U 6JY

Application Ref: **2015/3582/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

11 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
82C Savernake Road
London
NW3 2JR

DECISION

Proposal:
Erection of second floor rear extension and retention of part of existing roof terrace

Drawing Nos: Site Location Plan at 1:1250; 1061(01)02; 1061(02)02; 1061(01)01;
1061(02)01

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, unless otherwise specified in the approved application.

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 policies 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: Site Location Plan at 1:1250; 1061(01)02; 1061(02)02; 1061(01)01; 1061(02)01.

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

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