

APPELLANT'S STATEMENT OF CASE



145 Malden Road, London NW5 4HT

Appeal against the decision of the London Borough of Camden to refuse planning permission for the 'Erection of mansard roof extension and two storey rear extension at first and second floor levels'.

Appellant: Mr Oliver Tarlow
C/O PPA

Agent: PPA
Upper Floors
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Local Planning Authority's Ref: **2014/7785/P**

1 CONTENTS

Introduction	p. 3
Site Description	p. 4
Planning History	p. 4
The Grounds of Appeal	p. 5-8

Appendices

Appendix 1 - Decision Notice subject to this appeal, ref: 14/00952/FUL.

Appendix 2 - Officer's Report subject to this appeal, ref: 14/00952/FUL

Appendix 3 - List of original documents submitted

Appendix 4 -Original planning submission submitted, ref: 14/00952/FUL

Appendix 5 - Photographs from application site

Appendix 6 - Aerial maps

Appendix 7 –Alternative plans Ref: PL-08 Rev A, and PL-09 Rev A, submitted as part of this appeal, including a list of the plan numbers.

1.1 INTRODUCTION

1.1 This statement is the case for the proposed development for 'the 'Erection of mansard roof extension and two storey rear extension at first and second floor levels'.

1.2 The application was refused on 22nd April 2015 on the grounds that:

1. The proposed mansard roof extension, by virtue of its height, bulk, mass and detailed design and location within a terrace within a largely unaltered roofline would be harmful to the character and appearance of the building, the terrace which it belongs and the streetscene and would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and Policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2. The proposed rear extension at first and second floor level, by reason of its detailed design, height and scale would be detrimental to the character and appearance of the host building and surrounding area. As such the rear extension is contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

The decision notice is provided as Appendix 1.

The Appellant's Case

1.3 The Appellant will demonstrate in this Statement of Case that:

Appeal Statement: 145 Malden Road, London NW5 4HT

1. The proposed mansard roof extension would have an appropriate height, bulk, mass and detailed design and is suitably located. The proposed mansard roof terrace would conform with the character and appearance of the existing building and to the neighbouring terrace. The proposed mansard would fully comply with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and Policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2. The proposed rear extension at first and second floor level, would have an appropriate detailed design, height and scale and would conform to the character and appearance of the host building and surrounding area. As such the rear extension is fully in accordance with to Policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

2.0 SITE DESCRIPTION

2.1 The application site is a three storey terraced property location on the north-east side of Malden Road, near the corner of Malden Road and Quadrant Crescent. The property comprises four residential flats (C3) with 1 flat on each floor. The adjoining property at No. 143 has a two storey extension at first and second floor level and a mansard roof extension.

2.2 The property is not listed, nor situated within a designated Conservation area.

3.0 PLANNING HISTORY

3.1 The following planning applications have been submitted at the application site:

9401459 - Change of use from retail and works of conversion to provide 1 x 1-bedroom flat on the ground floor as shown on drawing nos. 548.01B 02B 03A. Revised on 04.11.94.

Granted on 12th January 1995

4.0 PROPOSAL

- 4.1 Planning permission is sought for the 'Erection of mansard roof extension and two storey rear extension at first and second floor levels'. The proposed rear extension would provide larger bedrooms to the one bedroom flats of flats 2 and 3 on first and second floors. The proposed extension enables the rooms to be 9 sq.m larger than existing. The proposed mansard roof extension would provide a second bedroom to flat 4. The existing development comprises 1 x 2 bedroom and 3 x 1 bedroom and the proposal would change this to 2 x 2 bedroom and 2 x 1 bedroom flats.

5.0 THE GROUNDS OF APPEAL

Ground 1 - The proposed mansard roof extension, would have an appropriate height, bulk, mass and detailed design and is suitably located. The proposed mansard roof terrace would conform with the character and appearance of the existing building and to the neighbouring terrace. The proposed mansard would fully comply with policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 5.1 The Council confirms in the Officer's Report that there would be no harm to adjoining residential amenities and the issues are solely design related. Further the site is not situated in a Conservation Area, nor is the building listed.
- 5.2 Policy CS14 requires development of the highest standard of design that respects local context and character. The Appellant maintains that the proposed roof extension is

suitably located in an area characterised by many other examples, including that of the neighbouring property at No 143. The proposed roof extension is set behind the existing parapet wall on the front elevation, so only 0.83 metres would be visible above this. As such the proposed mansard would have limited visibility in the streetscene and to neighbouring properties. It is accepted that No. 143 was granted approval for the roof extension in the 1980s'. The proposed mansard would still be in keeping and subservient to the approved mansard at No. 143 maintaining a continuous roof line. The Officer's Report accompanying this application refers solely to Camden's Planning Guidance rather than actual policies (Appendix 2). Referring to the Guidance, it states "*a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions*". The application site at No 145 is situated next to a mansard roof extension at No. 143 and therefore run of valley roofs is not unbroken. In addition, the mansard roof would have limited visibility due to its location and positioning, and given it is not situated in a conservation area it is not clear why the roof cannot be altered to match its neighbouring mansard. Camden's guidance on roof extensions is meant as a guide, and it seems the Council is using this as a blanket restriction on the principle of all roof extensions on valley roofs. The principle of acceptability of otherwise should be guided by policy and guidance but in the end, each application has to be decided on its own merits.

- 5.3 No. 143 is a corner plot and is therefore more visible and prominent, and whilst the mansard extension was approved in the 1980's, it still has limited visible effect on the street scene. The proposed mansard would be set behind the corner mansard at No.143 and would be even less noticeable from the public realm. The Officer's Report agrees with this and states "*it will be partially visible in long and short views*". The Council also states "*it will be substantially visible from the rear*". It should be noted that views are not a material planning consideration. Secondly there are no windows in 2 Quadrant Grove, so it is not substantially visible. Other than the 0.83m glimpse from the front elevation, the only

people who would be able to see the mansard would be the residents living in their mansard roof extensions opposite in Quadrant Grove (see Photos 2 and 3 of Appendix 5). In addition, whilst the mansard may have limited visibility from neighbouring properties, it still causes no harm to adjoining residential amenities. It is considered the proposed modest roof extension would be in keeping with the character and appearance of the street scene and the existing building. The mansard roof form is suitably designed and positioned to cause no harm to residential amenities nor to the overall character and appearance of the area.

- 5.4 The Officer's Report rigidly interprets the Camden's Design Guidance, quoting an extract about *"the number, form, scale and pane size of the dormer windows should relate to the façade below. The proposed windows are not aligned with the windows on the lower floors and are much larger and not sufficiently subordinate to the windows below"*. This extract from the guidance is referring to dormers. The proposal is a mansard designed to match the windows on the front elevation; the rear elevation of the mansard is glazed to maximise solar gain and improve light to the proposed bedroom. To design a mansard with matching narrow small windows to relate to that below as the Council is implying would result in a poor level of lighting for the residents and also would have a negative design impact resulting in more brick wall and therefore a greater ratio of solid (brick) to transparency (windows).
- 5.5 The Officer's Report states *"The proposed internal height of the mansard exceeds the guidance specified in paragraph 5.15"*. Paragraph 5.15 states the internal height should not be higher than that shown in figure 5, which is shown as 2300mm. Again a blanket restriction on all mansards being under 2300mm is unduly restrictive and somewhat peculiar given all building vary in design, scale and floor to ceiling height. The proposed mansard is 2400mm which is only 100mm above the guidance which is a minor non material difference. The mansard could be reduced by 10cm if this was considered a major point of contention.

- 5.6 The Officer's Report objects to a roof terrace and railings as being "*generally unacceptable*". No justification is given as to why the proposed terrace is unacceptable in this case. To restrict all roof terraces as a general principle is unnecessary and overly restrictive. The proposed terrace is very modest (area of 4-5 sq m, 1 metre depth) and does not cause any harm to surrounding residential amenities and has been designed to blend in with the existing building.

The following planning applications have been granted for mansards recently by Camden:

- **2013/0350/P**

114-116 Malden Road London NW5 4BY

Erection of a mansard roof extension to numbers 114 and 116 Malden Road and change of use from 1 x 3 bed maisonette at 114 Malden Road and 1 x 2 bed maisonette at 116 Malden Road (Class C3) in the creation of 2 x one-bed and 2 x two-bed self-contained flats (Class C3) over first, second and third floor levels.

Approved on 25th April 2013

- **2011/0317/P**

48 Malden Road London NW5 3HG

Conversion of dwelling house to 5 x self-contained flats (Class C3), (1 x 3 bed, 1 x 2 bed, 1 x 1 bed and 2 x studios) including erection of a mansard roof extension, two storey rear extension, installation of lightwell to front elevation and alterations to fenestration.

Approved on 21st March 2011

The Inspector should note that this site is situated in a conservation area, as opposed to the application site.

- **2013/0611/P**

38 Grafton Terrace London NW5 4HY

Appeal Statement: 145 Malden Road, London NW5 4HT

Erection of **mansard-style roof** extension with sheer rear elevation and associated alterations to rear facade, and erection of second floor rear extension to closet wing of dwelling house (Class C3).

Approved on 15th May 2013

- **2008/3476/P**

34-36 Grafton Terrace London NW5 4HY

Erection of **roof extension** to No. 34 to provide additional room to the dwelling house

Approved 6th October 2008

- **2005/2796/P**

20B Grafton Terrace London NW5 4JJ

Erection of a **mansard roof extension**.

Approved 14th September 2005

- **2011/3312/P**

3 Quadrant Grove London NW5 4JP

Erection of a **mansard roof extension** with front terrace at second floor level, glazed balustrading to front and rear to create roof terraces, installation of 4x solar panels at roof level and 1x rooflight to rear ground floor extension of the existing dwelling house (Class C3)

Approved on 26th August 2011

- **2011/0802/P**

17 Quadrant Grove London NW5 4JP

Amendments to planning permission dated 04/10/2010 (ref. 2010/3041/P) for erection of **a 2nd floor roof extension with front terrace, creation of roof terrace** at rear second floor level and installation of roof light to single storey rear extension of residential dwelling

Appeal Statement: 145 Malden Road, London NW5 4HT

(Class C3).Amendments include insertion of new railings and new steps to new rear 1st floor terrace and fenestration alterations.

Approved 7th April 2011

- **2007/4274/P**

14 Quadrant Grove London NW5 4JN

Erection of a mansard roof extension with terrace to front and erection of conservatory at rear ground floor level to existing single-family dwelling (Class C3).

Approved on 18th October 2007

- **2007/3221/P**

8 Quadrant Grove London NW5 4JN

Additions and alterations including erection of a rear first floor extension **and second floor (roof) level extension with front terrace** all to create additional accommodation for single family dwelling house (Class C3).

Approved on 8th October 2007

- **2006/5475/P**

4 Quadrant Grove London NW5 4JN

Erection of part one part three storey rear extension including **a roof extension** with provision of front second floor and rear first floor roof terraces to the single family dwelling house (Class C3)

Approved 2nd February 2007

- **2004/5405/P**

13 Quadrant Grove London NW5 4JP

Appeal Statement: 145 Malden Road, London NW5 4HT

The erection of a **mansard roof extension** with front roof terrace and a rear first floor extension with roof terrace above.

Approved 11th February 2005

- 5.7 There are numerous examples of mansard extensions in the immediate locality as demonstrated by the planning applications granted above and illustrated in Photograph 2 and 3 of Appendix 5. In addition, aerial maps (submitted as Appendix 6) clearly demonstrate numerous mansard roof extensions in the area. Quadrant Grove to the rear contains many mansards, the neighbouring property at 143 Malden Road has mansard and there are many examples in Malden Road, including within the conservation area. It should be noted that the four properties on the end of the terrace are of a completely different period and height. The application site is one of four properties which appear late Victorian 4 storeys, whilst the remainder of the terrace is Georgian 3 storeys. It is therefore contended that the application site is a different type of property and would not set a precedent for the rest of the terrace of Georgian design. It is clear that there are many mansard roof extensions in the nearby vicinity and therefore it seems unreasonable to cluster together sets of properties and to conclude “the roofs are largely unimpaired”, when they are different heights and periods and situated adjacent to a property with a mansard.
- 5.8 The Officer’s Report notes *“the addition of the proposed roof terrace...would set an unwelcome precedent”*. The planning applications listed above demonstrate the fact that the majority of the properties opposite in Quadrant Grove include roof terraces. The roof terrace could be removed and a valley roof feature retained to the rear elevation, and this could be conditioned. A demonstrative plan has been submitted to illustrate a possible amendment Ref. PL-08 Rev A and PL-09 Rev A (Appendix 7).
- 5.9 Photographs 1 and 2 of Appendix 5 show the view from the application site, where the property looks out onto a large brick wall and substantial rear addition. The proposed

mansard has limited visibility, and no impact on neighbouring properties and would not adversely harm the design and character of the building.

Ground 2 - The proposed rear extension at first and second floor level, would have an appropriate detailed design, height and scale and would conform to the character and appearance of the host building and surrounding area. As such the rear extension is fully in accordance with to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies

- 5.10 The proposed rear extension is modest and 9 sqm in size. As noted in the Officer's Report the extension is half the width of the existing building and terminates a floor below parapet level. As such, it ensures the rear extension is subordinate to the existing building and respects the character and scale of the host building. The extension is to be constructed in London Stock brick selected to match with the existing brickwork. The neighbouring property at No 143 has a two storey extension which is wider than that proposed. The Officer's Report agrees that *"there have been alterations at the rear of the majority of the properties with the predominant alterations to the rear of the terrace at first floor level, including 143 Malden Road"*. However, it concludes *"the proposal would not respect the established appearance of the surrounding area and would appear unacceptably bulky, insufficient subordinate and would dominate the host building"*. The Council has agreed that it is half the width of the building and terminates a floor below the parapet, it is therefore sufficiently subordinate and in keeping with the character and appearance of the host building.
- 5.11 The proposed extension is a modest addition with respects the local context and character in accordance with Policy CS14. Camden's Design guidelines are unnecessarily restrictive to conclude that no extension can ever be higher than its neighbours. In this case, the rear

extension has been designed to be characteristic of the building, and causes no harm to the residential amenities of neighbouring properties. The Officer's Report notes that there are no windows in the northern elevation of 2 Quadrant Road to the rear, so it has limited visibility from the public realm.

5.12 Policy DP24 expects developments to consider character, setting, context and the form and scale of neighbouring buildings. The proposed extension of 9sqm is considered to respect the character, setting, context and form and scale of neighbouring buildings. It is subordinate, respects the amenities of adjoining properties and has very limited visibility to the public realm. The proposed extension would not dominate the rear elevation of the host building and would appear as a seamless addition. Similar rear extensions are common place in London and within the Camden area - to apply a blanket policy on all properties where the neighbours haven't done it already is unnecessarily restrictive. *"The proposal would not respect the established character of the surrounding area."* This is a vague conclusion and does not explain why the design is not in keeping with the adjoining terrace, particularly as the site is not in a designated conservation area.

5.13 Other than No. 143 Malden Road, the following planning applications have been granted in Malden Road for rear extensions. The aerial photograph maps also show various rear extensions including that of the neighbouring property (Appendix 6). Photograph 5 in Appendix 5, shows the adjoining rear extensions, taking from the application site, some of which are multiple storeys showing the evolving nature and acceptability of rear extensions to the rear of these properties. It is therefore considered the proposed rear extension would conform to the established character of the area and is in full accordance with policies CS14 and DP24.

- **2014/3533/P**

Flat B 54 Malden Road London NW5 3HG

Appeal Statement: 145 Malden Road, London NW5 4HT

Erection of single storey rear extension at first floor level

Approved on 19th September 2014

- **2014/0970/P**

127 Malden Road London NW5 4HS

First Floor Rear Extension to upper floor flat.

Approved on 2nd April 2014

- **2011/0317/P**

48 Malden Road London NW5 3HG

Conversion of dwelling house to 5 x self-contained flats (Class C3), (1 x 3 bed, 1 x 2 bed, 1 x 1 bed and 2 x studios) including erection of a mansard roof extension, two storey rear extension, installation of lightwell to front elevation and alterations to fenestration.

Approved on 21st March 2011 – Site is a conservation area.

- **2008/3140/P**

32A Malden Road London NW5 3HH

Erection of two storey rear extension at lower ground and ground floor levels to existing residential flat.

Approved on 16th September 2008

- **2013/0611/P**

38 Grafton Terrace London NW5 4HY

Erection of mansard-style roof extension with sheer rear elevation and associated alterations to rear facade, and erection of second floor rear extension to closet wing of dwelling house (Class C3).

Approved on 15th May 2013

- **2007/3221/P**

8 Quadrant Grove London NW5 4JN

Additions and alterations including erection of a rear first floor extension and second floor (roof) level extension with front terrace all to create additional accommodation for single family dwelling house (Class C3).

Approved on 8th October 2007

- **2006/5475/P**

4 Quadrant Grove London NW5 4JN

Erection of part one part three storey rear extension including a roof extension with provision of front second floor and rear first floor roof terraces to the single family dwelling house (Class C3)

Approved on 2nd February 2007

- **2005/1049/P**

5 Quadrant Grove London NW5 4JP

Erection of a rear extension at first floor level to single dwelling house.

Approved on 13th May 2005

- **2004/5405/P**

13 Quadrant Grove London NW5 4JP

The erection of a mansard roof extension with front roof terrace and a rear first floor extension with roof terrace above.

Approved on 11th February 2005

- 6.0 For the reasons explained in this Statement of Case, it is considered this appeal should be upheld and planning permission granted for the proposed 'Erection of mansard roof extension and two storey rear extension at first and second floor levels'.

APPENDIX 1

Coupdeville
Unit 1A
Woodstock Studios
36 Woodstock Grove
London
W12 8LE

Application Ref: **2014/7785/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 **3303**

22 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:
145 Malden Road
London
NW5 4HT

Proposal: Erection of mansard roof extension and two storey rear extension at first and second floor levels.

Drawing Nos: 1028 PL-01; 1028 PL-02; 1028 PL-03; 1028 PL-04; 1028 PL-05; 1028 PL-06; 1028 PL-07; 1028 PL-08; 1028 EX-01; 1028 EX-02; 1028 EX-03; 1028 EX-04; 1028 EX-05; 1028 EX-06; 1028 EX-07; 1028 EX-08; 1028 S-01; Daylight/Sunlight report prepared by Jessop Associates dated 9 October 2014.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed mansard roof extension, by virtue of its height, bulk, mass and detailed design and location within a terrace within a largely unaltered roofline would be harmful to the character and appearance of the building, the terrace which it belongs and the streetscene and would be contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (Securing high quality



design) of the London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed rear extension at first and second floor level, by reason of its detailed design, height and scale would be detrimental to the character and appearance of the host building and surrounding area. As such the rear extension is contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment

APPENDIX 2

Delegated Report		Analysis sheet		Expiry Date:		05/03/2015	
		N/A / attached		Consultation Expiry Date:		29/01/2015	
Officer				Application Number(s)			
Jennifer Chivers				2014/7785/P			
Application Address				Drawing Numbers			
145 Malden Road London NW5 4HT				see draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of mansard roof extension and two storey rear extension at first and second floor levels.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	17	No. of responses	2	No. of objections	1
				No. electronic	00		
Summary of consultation responses:		The owners/occupiers of 2 Quadrant Grove have objected to the proposal on the following grounds: -Overshadowing -Privacy -Dominance -Amenity -Sense of enclosure <i>Officer Comment: These elements are discussed as part of the report below.</i>					
CAAC/Local groups* comments: *Please Specify		There are no relevant local groups.					

Site Description

The application site is a three storey terraced property located on the north-east side of Malden Road near the corner of Malden Road and Quadrant Crescent.

The property is within a terrace of twenty properties on Malden Road. It is not within a conservation area and is not a listed building. The property has an unaltered valley roof to the rear and a parapet wall on the front elevation. The property comprises four flats, with a flat at each level.

Relevant History

9401459 – Change of use from retail and works of conversion to provide 1 x 1-bedroom flat on the ground floor as shown on drawing nos. 548.01B 02B 03A. Granted planning permission on 12/01/1995

Other Relevant sites

143 Malden Road

CTP/F10/29/1/29749 - Change of use of ground floor from shop to residential accommodation in conjunction with the formation of three flats and one maisonette, including works of conversion, the erection of and additional storey and the enlargement of the first floor rear addition Conditional approval granted 07/02/1980

88C Malden Road

2012/1894/P - Erection of 2 storey rear extension at 1st and 2nd floor levels, and erection of 3rd floor roof extension with associated front roof terrace, in connection with the creation of an additional self-contained residential unit (Class C3). Refused

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework

The London Plan March 2015, consolidated with alterations since 2011.

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

CPG1 (Design) 2014 Chapter 1, 2, 4, 5

CPG 6 (Amenity) 2011 Chapter 1, 6, 7

Assessment

Proposal

The applicant seeks permission for the erection of a mansard roof extension to increase the size of the top floor flat and a two storey rear extension to extend flat 2 and 3. There are no new units being created as a result of the extensions.

The new mansard roof would be located behind the parapet at the front of the building. It would be lead lined with two windows at the front and two doors and a window with associated terrace at the rear.

The material considerations in assessment of this application are:

- Design
- Amenity

Design

Mansard

Camden Planning Guidance 1 (Design) states that a roof alteration is likely to be considered unacceptable in circumstances such as the presence of unbroken runs of valley roofs or where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions. It adds that a roof addition is likely to be unacceptable where the proposal would have an adverse effect on the skyline, the appearance of the building or the surrounding street scene.

The application site forms part of a terrace of 20 properties, each with three storeys. With the exception of 143 Malden Road, the entire terrace comprises a run of unaltered valley roofs with all parapet walls to the front intact and valley roof profile at the rear. The adjacent property at 143 Malden Road is the only building which has lost its original valley roof form with the addition of a mansard roof extension. The roof parapet line of the terrace is unimpaired by alterations or extensions.

The applicant has referenced the mansard roof extension at 143 as justification for the proposed changes at 145 Malden Road. Whilst it is acknowledged that there is a roof extension on the adjacent property, Council records indicate that this extension was granted in 1980 prior to current LDF policy and CPG guidance. In addition, this is a corner plot and often viewed and treated differently to a mid-terrace property. The extension at 145 Malden Road is not considered to set a precedent for the remaining 19 properties.

The proposed roof extension would be set back from the front elevation which would limit its visibility; however, it is considered that an addition of this nature would be partially visible in long and short views as well as substantially visible from the rear along Quadrant Grove.

If the principle of the mansard extension was acceptable, then Camden Planning Guidance (Design) provides specific guidance on the design of mansard roof extensions. In this case the principle as discussed above is not acceptable and the design of the mansard is also contrary to CPG1. The number, form, scale and pane size of the dormer windows should relate to the façade below. The proposed windows are not aligned with the windows on the lower floors and are much larger and not sufficiently subordinate to the windows below. The proposed internal height of the mansard exceeds the guidance specified in paragraph 5.15. Additionally the butterfly roof does not retain the rear parapet profile, and proposes to build up the rear wall to create a safety barrier for a roof terrace. The guidance also states that terraces and railing are generally not acceptable.

The property is not listed or located within a conservation area; however, it is located within a terrace of buildings which have a roof line with parapets to the front and generally valley roofs to the rear, that is largely unimpaired. The addition of the proposed roof extension by reason of its design, size and position is considered to have a detrimental impact on the appearance on the wider terrace and the

streetscene and would set an unwelcomed precedent.

Rear Extension

Camden Planning Guidance states that rear extensions should be subordinate to the building being extended, respect and preserve the original design and proportions of the building, and respect and preserve the historic pattern and established townscape of the surrounding area. 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.

The property has an existing ground floor extension, which covers the majority of the rear of the property. It is proposed to erect a two storey extension on top of the existing ground floor element. The extension would be half the width of the building and terminate below the existing a floor below parapet level. It would have a flat roof and be built in brick to match the existing building.

There have been alterations at the rear of the majority of the properties with the predominant alterations to the rear of the terrace at first floor level, including 143 Malden Road. Therefore, when viewed within the surrounding context the proposed extension would be much larger than its surroundings. As such the proposal would not respect the established appearance of the surrounding area and would appear unacceptably bulky, insufficiently subordinate and would dominate the host building.

Amenity

Policies CS5 and DP26 seek to protect the amenity of the Borough's residents from the harmful aspects of new development.

Sunlight/Daylight

The applicant has provided a daylight sunlight report that assesses the impact to the greatest point of impact on the neighbouring property at 143 Malden Road. The report states that the window will still receive an acceptable amount of sunlight and daylight within the guideline criteria. In addition, the window located closest to the extension services the internal staircase for the units.

The report states that the rear bedroom in the ground floor flat will only receive adequate light with the inclusion of the proposed rooflight. The rooflight is not considered to cause any overlooking, privacy or dominance effects and is therefore considered acceptable.

Given the setback of the properties at Quadrant Grove, it is not considered that the rear extension will cause an unacceptable reduction in daylight and sunlight to these properties.

The additional floor at roof level, due to its location on top of the building, is not considered to affect daylight or sunlight to neighbouring properties.

Privacy and Overlooking

The proposal includes a half width two storey rear extension at first and second floor level.

The occupier of no. 2 Quadrant Grove has raised concerns over potential loss of privacy and enclosure of their garden. The proposed rear extension will project closer to the boundary of 145 Malden Road. However there are no windows located along the along the northern elevation of 2 Quadrant Grove. In addition, the proposal is set back approximately 8 metres from any windows at 4 Quadrant Gove. Therefore, it is not anticipated that there would be a loss of privacy to habitable windows.

Recommendation: Refuse Planning Permission



APPENDIX 3

List of Original Documents

Application form

Site plan

Daylight and Sunlight Analysis

Existing plans;

EX-01 Ground floor existing plan

EX-02 First floor existing plan

EX-03 Second floor existing plan

EX-04 Third floor existing plan

EX-05 Fourth floor/roof existing plan

EX-06 Front existing elevation

EX-07 Rear existing elevation

EX-08 Existing section

Proposed plans;

PL-01 Ground floor proposed plan

PL-02 First floor proposed plan

PL-03 Second floor proposed plan

PL-04 Third floor proposed plan

PL-05 Fourth floor proposed plan

PL-06 Proposed roof plan

PL-07 Front proposed elevation

PL-08 Rear proposed elevation

PL-09 Proposed section

S-01 Site plan

APPENDIX 4

Email: planning@camden.gov.uk
Phone: 020 7974 4444
Fax: 020 7974 1680

Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Oliver	Surname:	Tarlow		
Company name:							
Street address:	1 Princes Gate			Country Code	National Number	Extension Number	
				Telephone number:			
				Mobile number:			
Town/City	London			Fax number:			
County:				Email address:			
Country:	United Kingdom						
Postcode:	SW7 1QJ						
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Pravin	Surname:	Muthiah		
Company name:	Coupdeville						
Street address:	Unit 1A			Country Code	National Number	Extension Number	
	Woodstock Studios			Telephone number:	02088112660		
	36 Woodstock Grove			Mobile number:			
Town/City	Shepherds Bush			Fax number:			
County:	London			Email address:			
Country:	United Kingdom						
Postcode:	w128le			pravin@coupdeville.net			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Additional mansard roof extension with new floor to alter Flat 4 from a 1bed into a 2bed unit.
Additional rear extension to first and second floors over existing ground floor rear extension to enlarge bedrooms to Flats 2 & 3.
Installation of roof light into Flat 1 bedroom within existing ground floor rear extension.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="145"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Malden Road"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="London"/>		
County:	<input type="text" value="Camden"/>		
Postcode:	<input type="text" value="NW5 4HT"/>		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="528023"/>
Northing:	<input type="text" value="185125"/>

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Waste storage is to remain as existing.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

London Stock Brickwork

Description of *proposed* materials and finishes:

London Stock Brickwork

Roof - description:

Description of *existing* materials and finishes:

Tiled Valley Roof

Description of *proposed* materials and finishes:

New Mansard Lead Roof

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

EXISTING DRAWINGS EX01-08
PROPOSED DRAWINGS PL01-09
SITE PLAN S01
DAYLIGHT STUDY (jessop associates)
DESIGN & ACCESS STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species
☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- b) Designated sites, important habitats or other biodiversity features
☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No
- c) Features of geological conservation importance
☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

C3 residential
1x 2-bed flat
3x 1-bed flats

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

To remain as existing.

Is the proposal for a waste management development? ☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

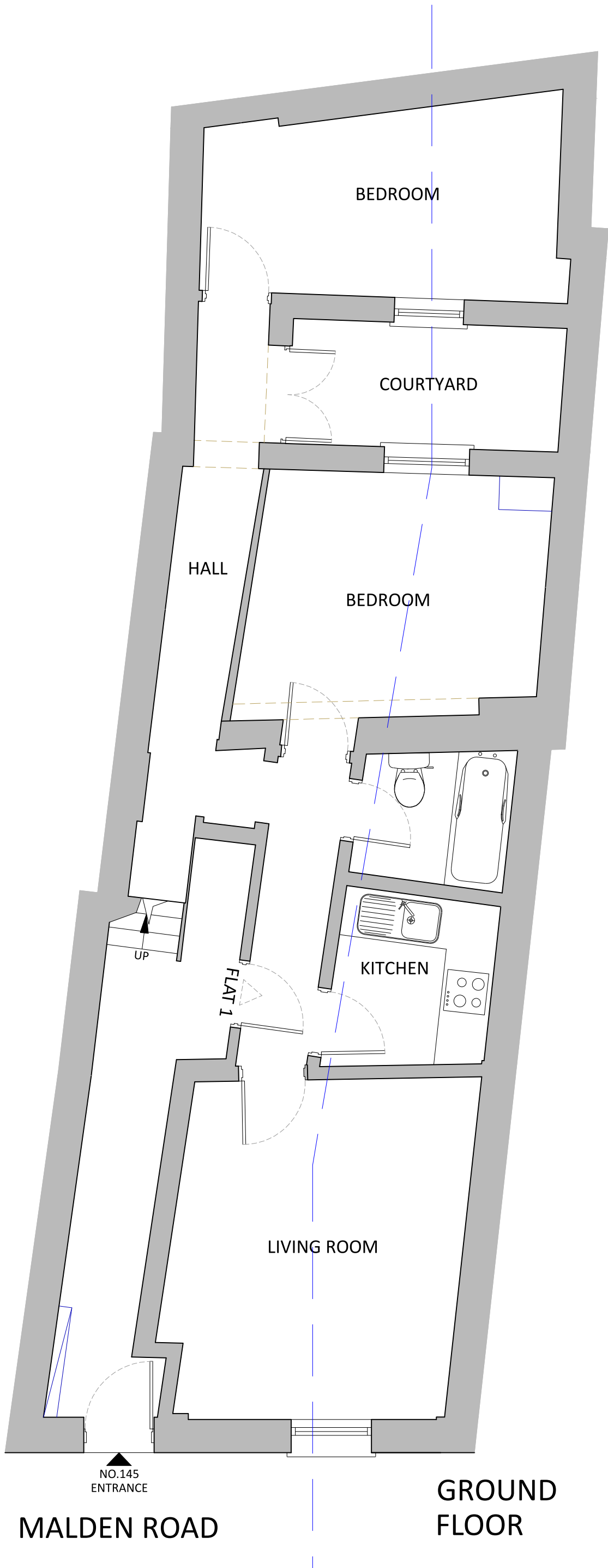
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*“agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act*).

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Pravin"/>	Surname:	<input type="text" value="Muthiah"/>
Person role:	<input type="text" value="Agent"/>	Declaration date:	<input type="text" value="17/12/2014"/>	<input checked="" type="checkbox"/>	Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

<input checked="" type="checkbox"/>	Date	<input type="text" value="17/12/2014"/>
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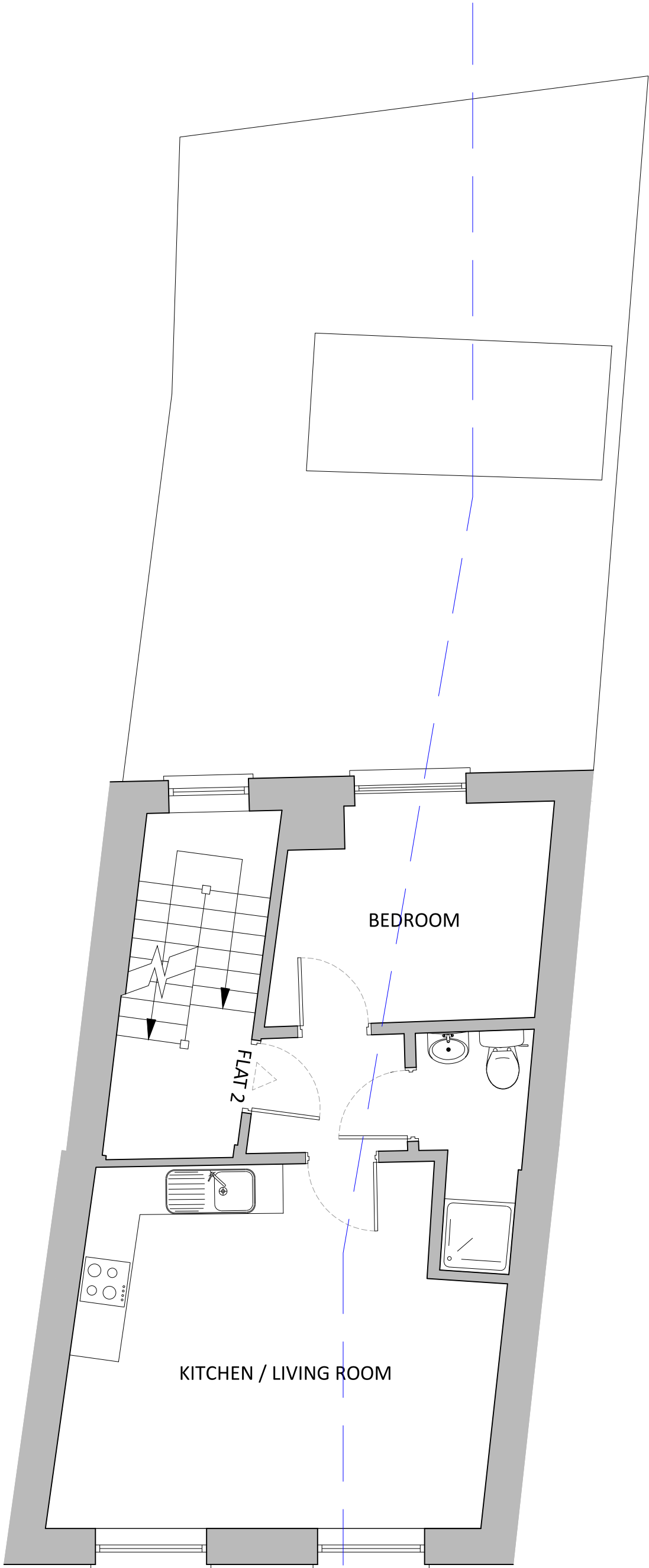
GROUND FLOOR EXISTING PLAN

ADDRESS:

145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	EX-01	-

A3 Sheet



FIRST FLOOR

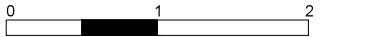


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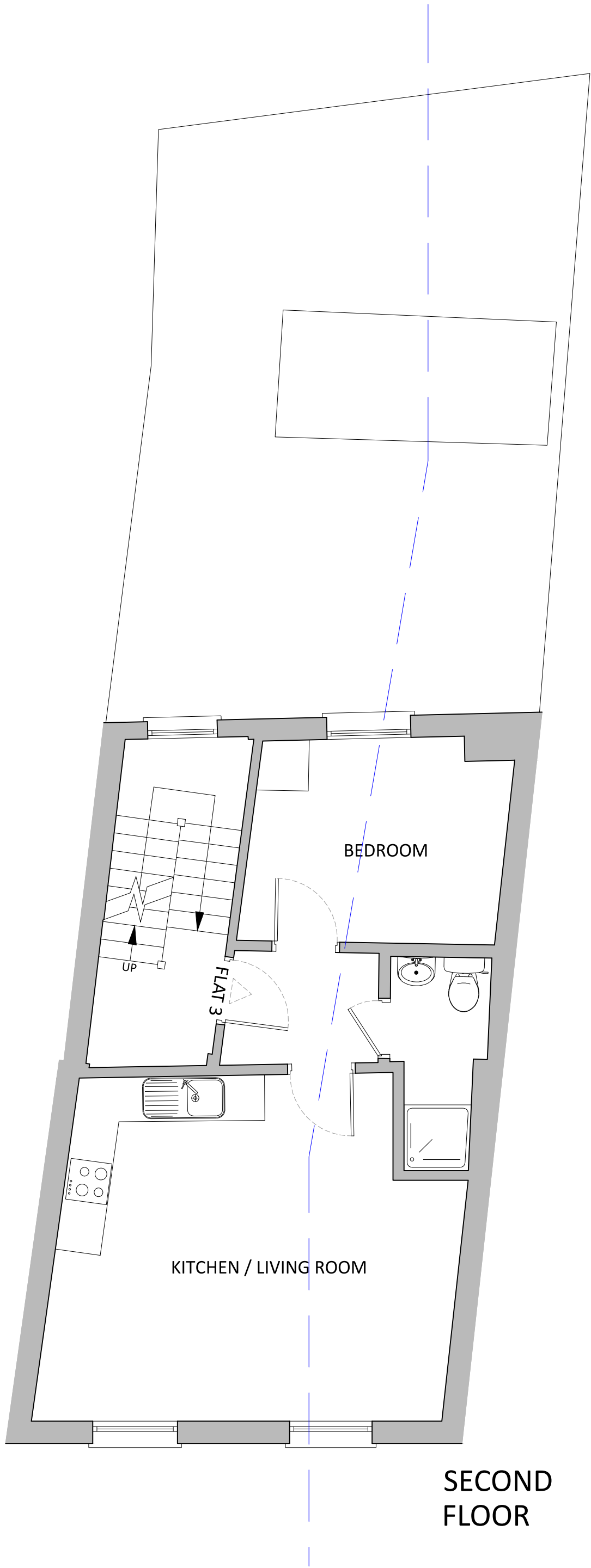
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FIRST FLOOR EXISTING PLAN

ADDRESS:
145 Malden Road

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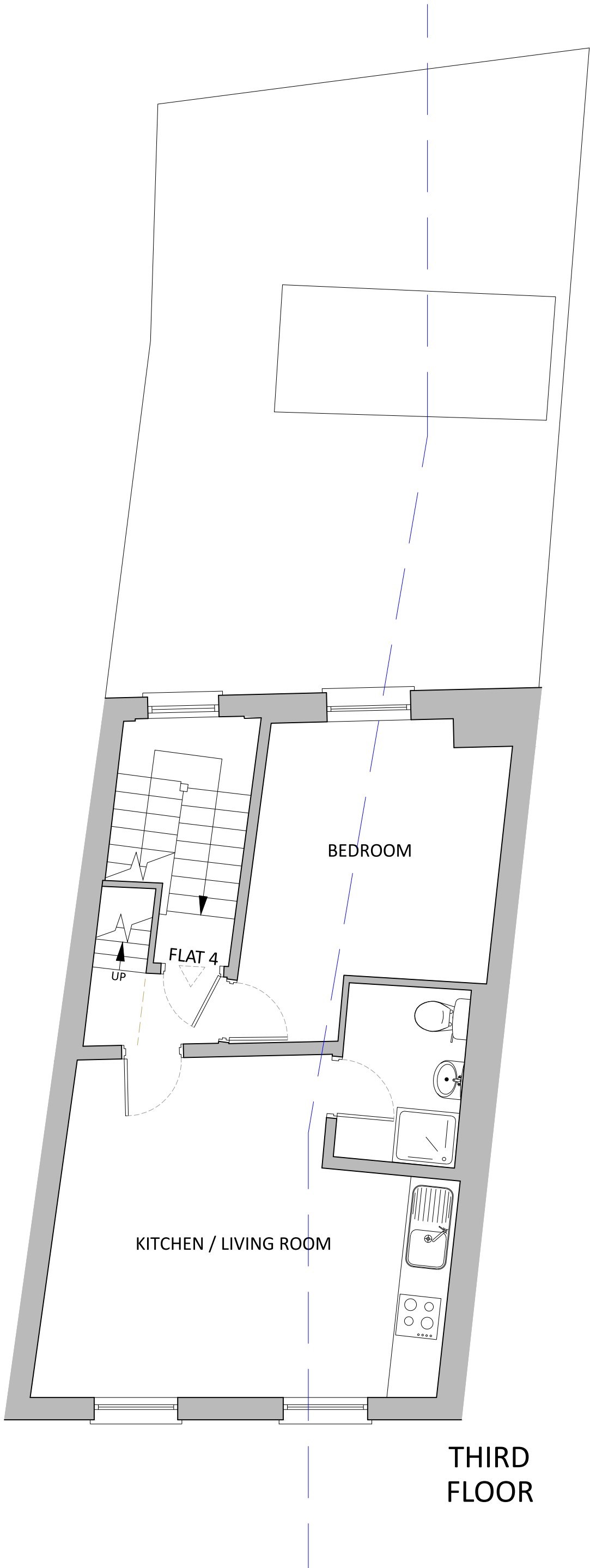
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ADDRESS:

145 Malden Road

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A3 Sheet



THIRD
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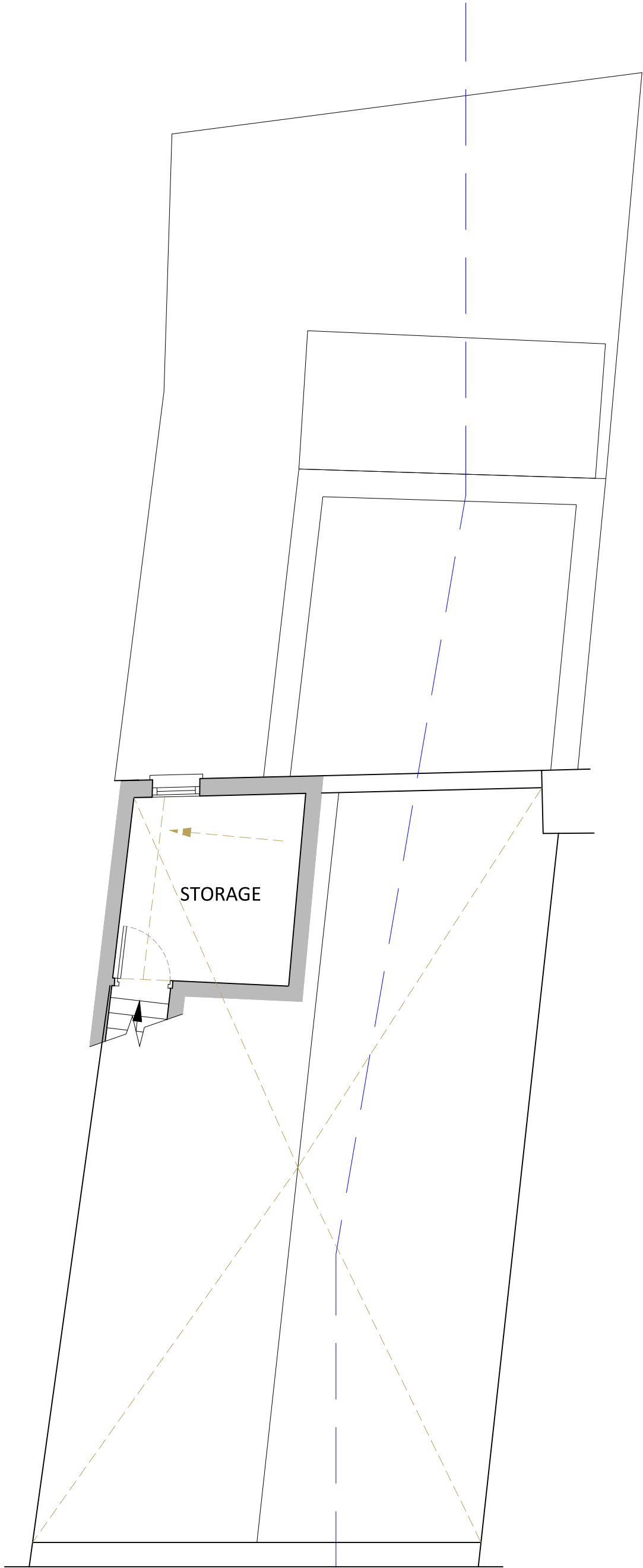
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THIRD FLOOR EXISTING PLAN

ADDRESS:
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FOURTH FLOOR
ROOF PLAN

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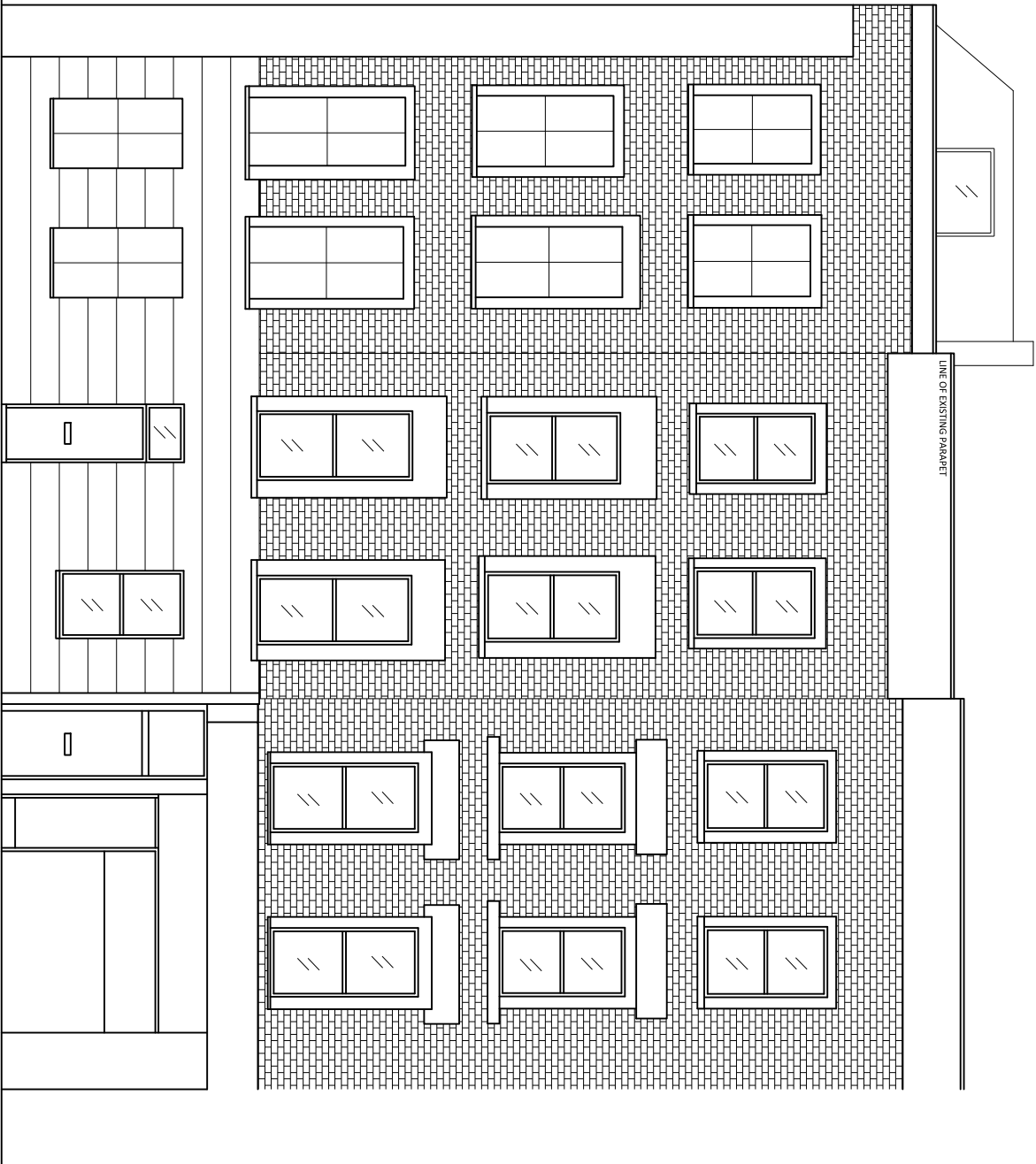
FOURTH FLOOR/ROOF EXISTING PLAN

ADDRESS:

145 Malden Road

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FRONT EXISTING ELEVATION

ADDRESS:
145 Malden Road

JOB No	DRAWING NUMBER	REVISION
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REAR ELEVATION



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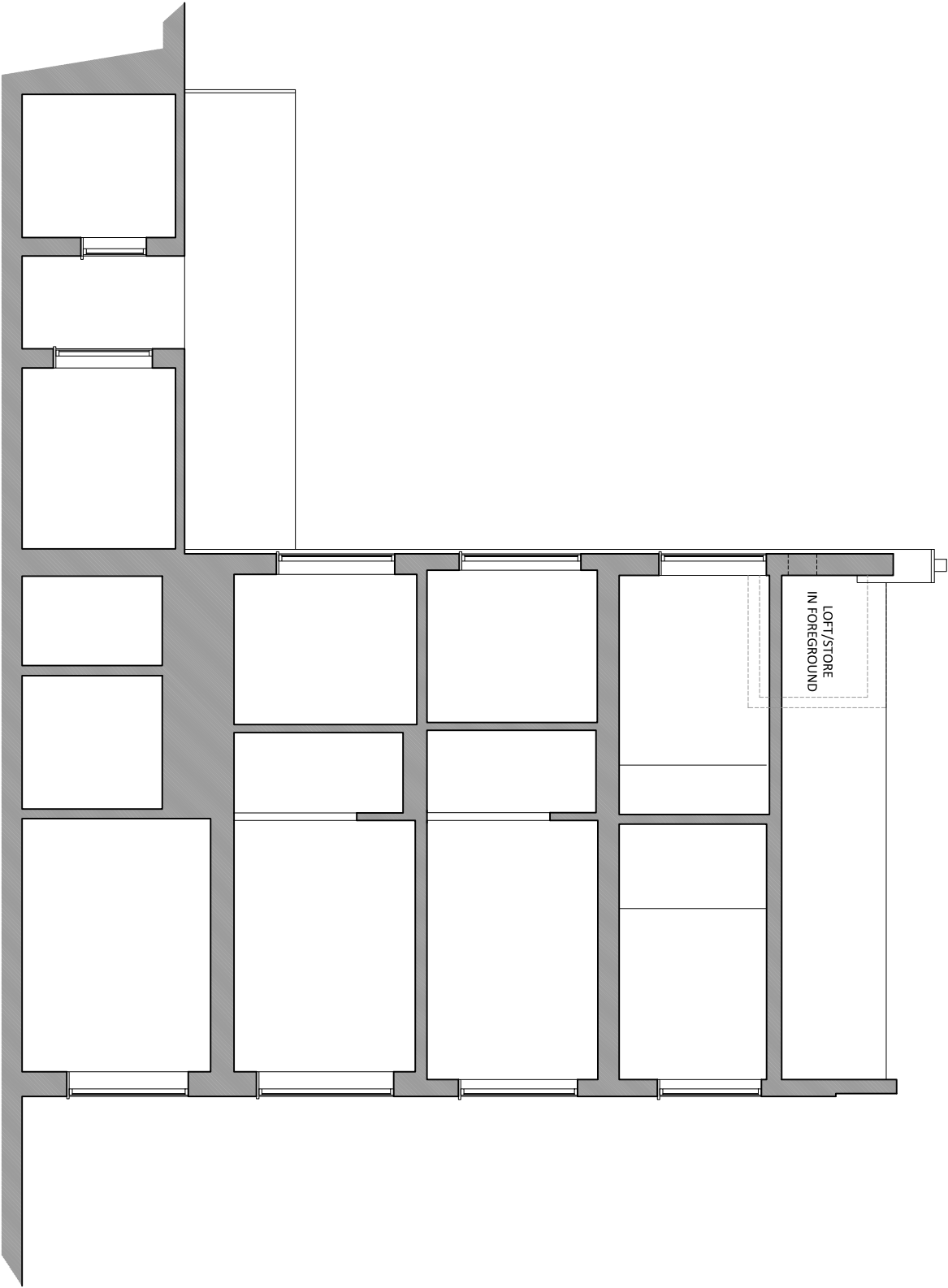


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REAR EXISTING ELEVATION

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SECTION



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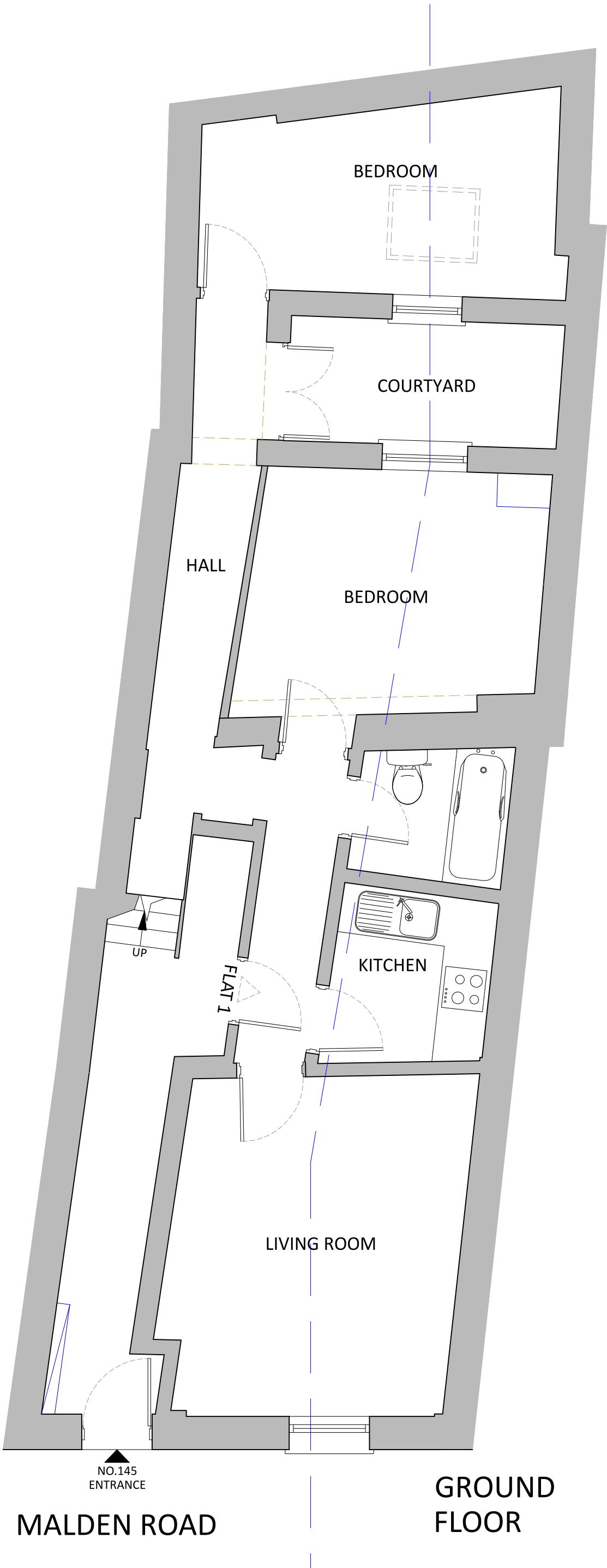
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EXISTING SECTION

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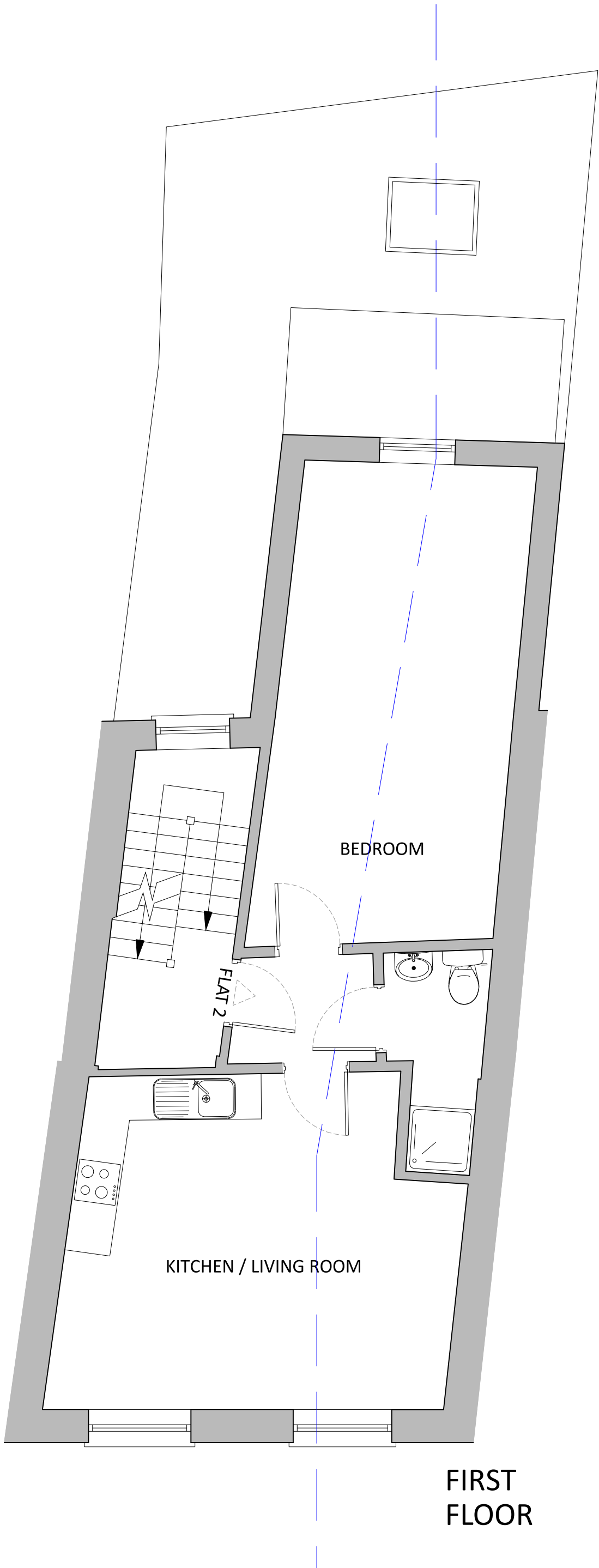
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GROUND FLOOR PROPOSED PLAN

ADDRESS:
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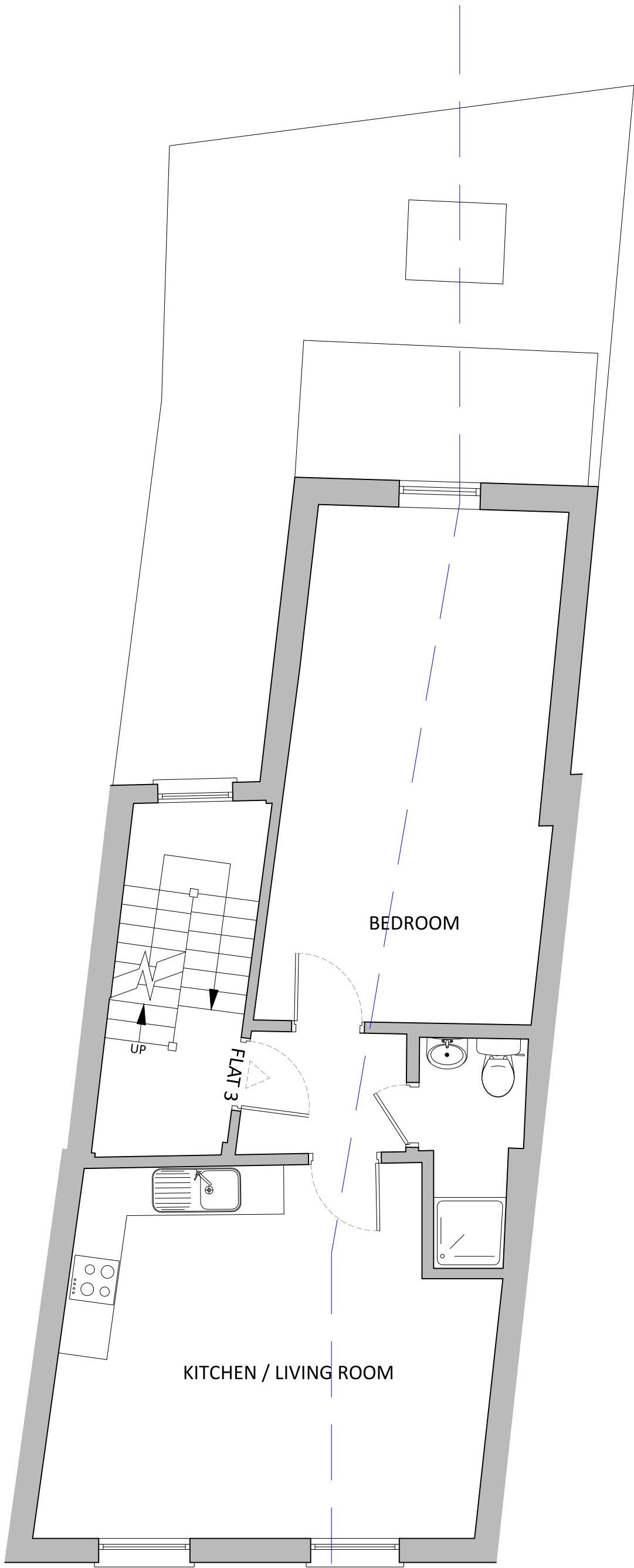
FIRST FLOOR PROPOSED PLAN

ADDRESS:

145 Malden Road

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A3 Sheet



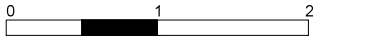
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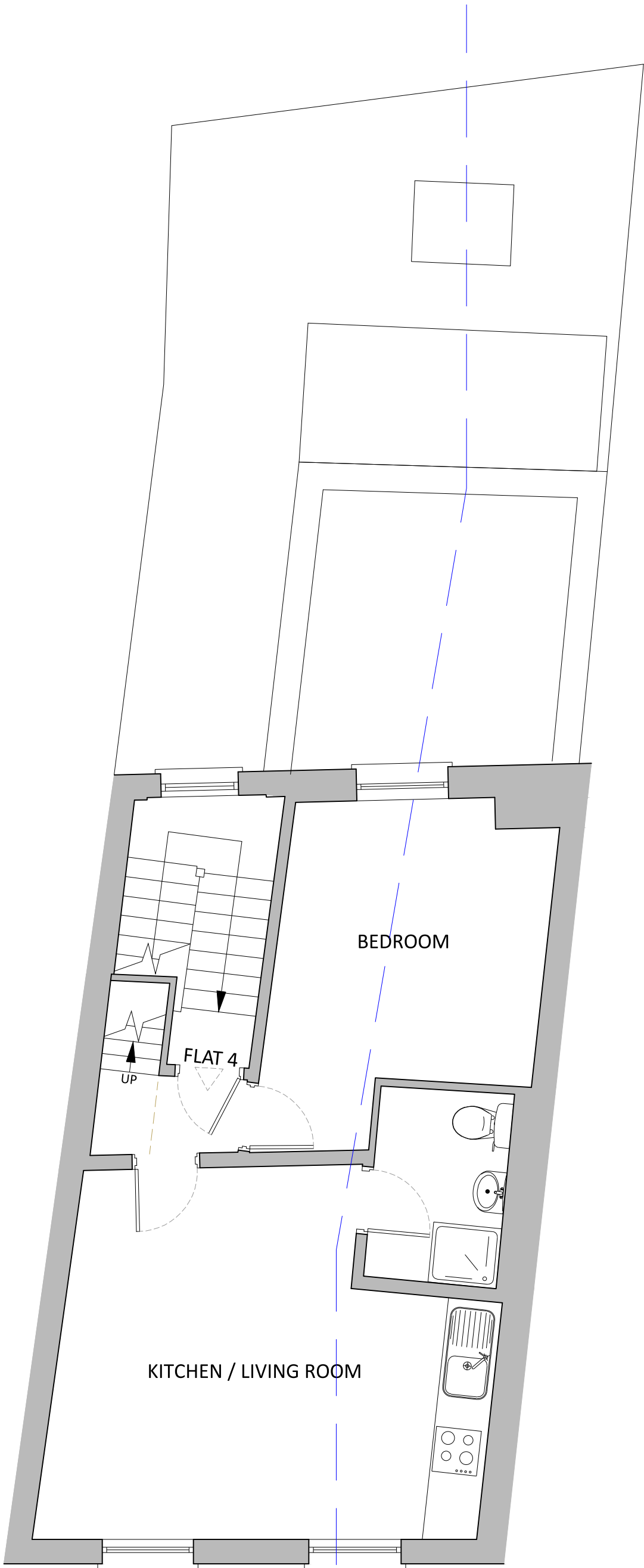
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SECOND FLOOR PROPOSED PLAN

ADDRESS:
145 Malden Road

JOB No	DRAWING NUMBER	REVISION
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THIRD
FLOOR



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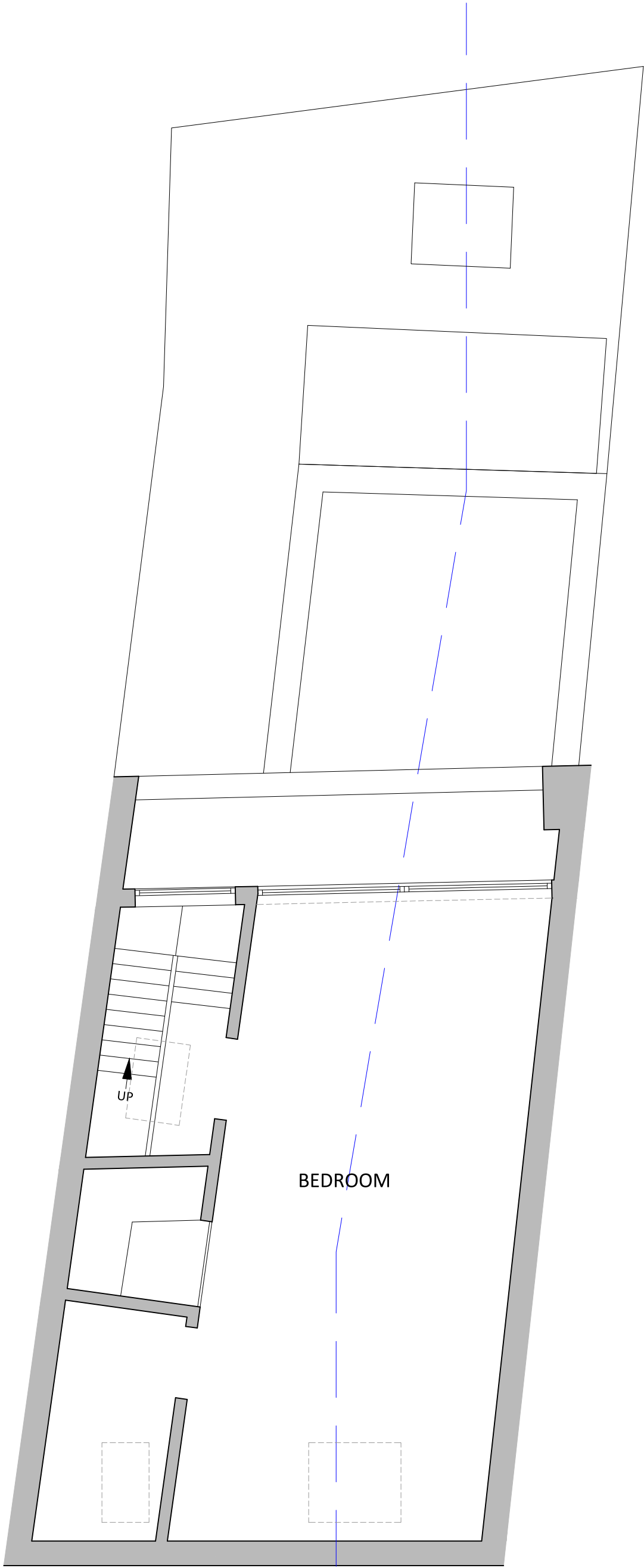
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THIRD FLOOR PROPOSED PLAN

ADDRESS:
145 Malden Road

JOB No	DRAWING NUMBER	REVISION
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FOURTH
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FOURTH FLOOR PROPOSED PLAN

ADDRESS:

145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	PL-05	-

A3 Sheet

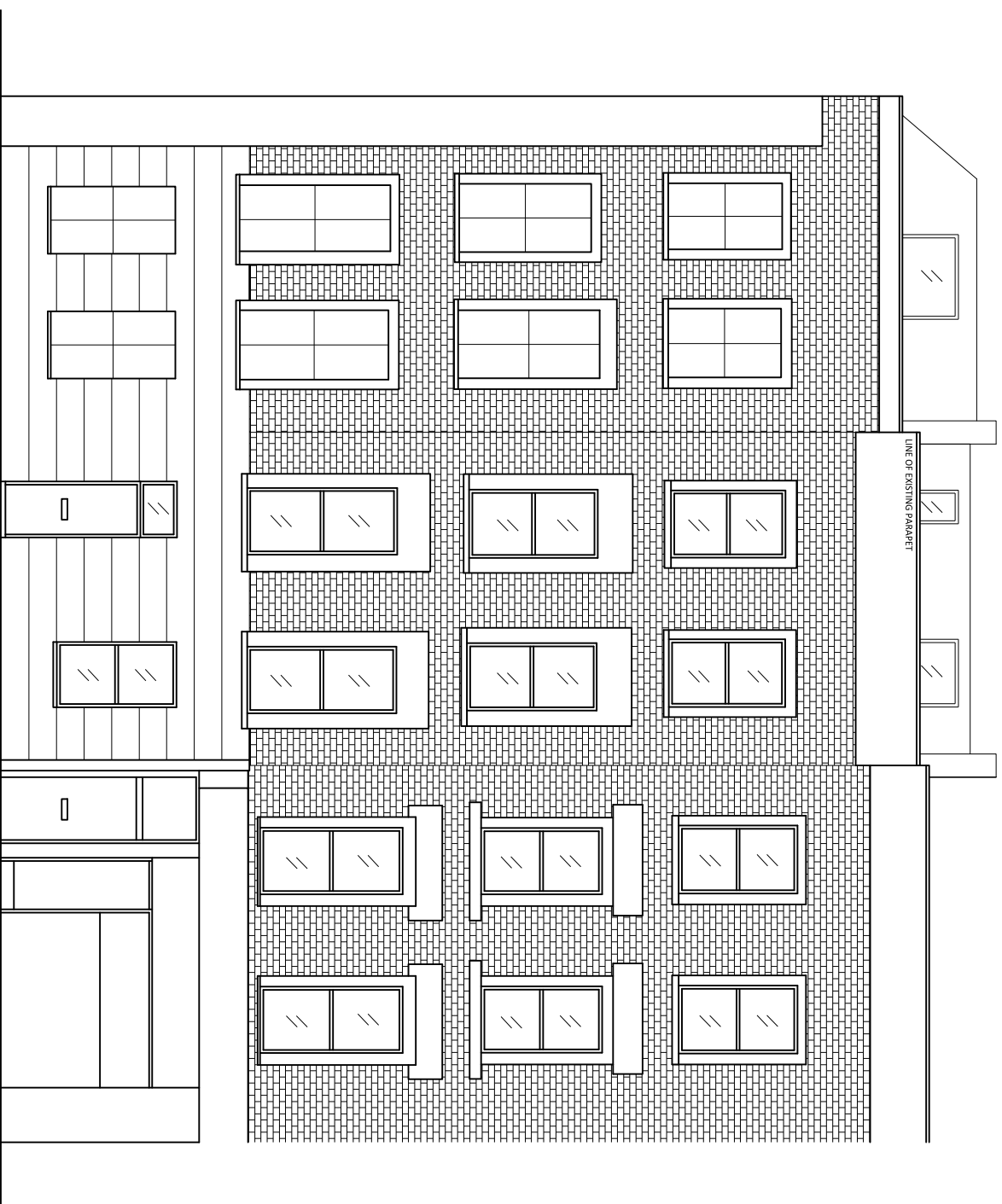


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145 Malden Road

A3 Sheet



FRONT ELEVATION

PLANNING

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FRONT PROPOSED ELEVATION

ADDRESS:

145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	PL-07	-



REAR ELEVATION



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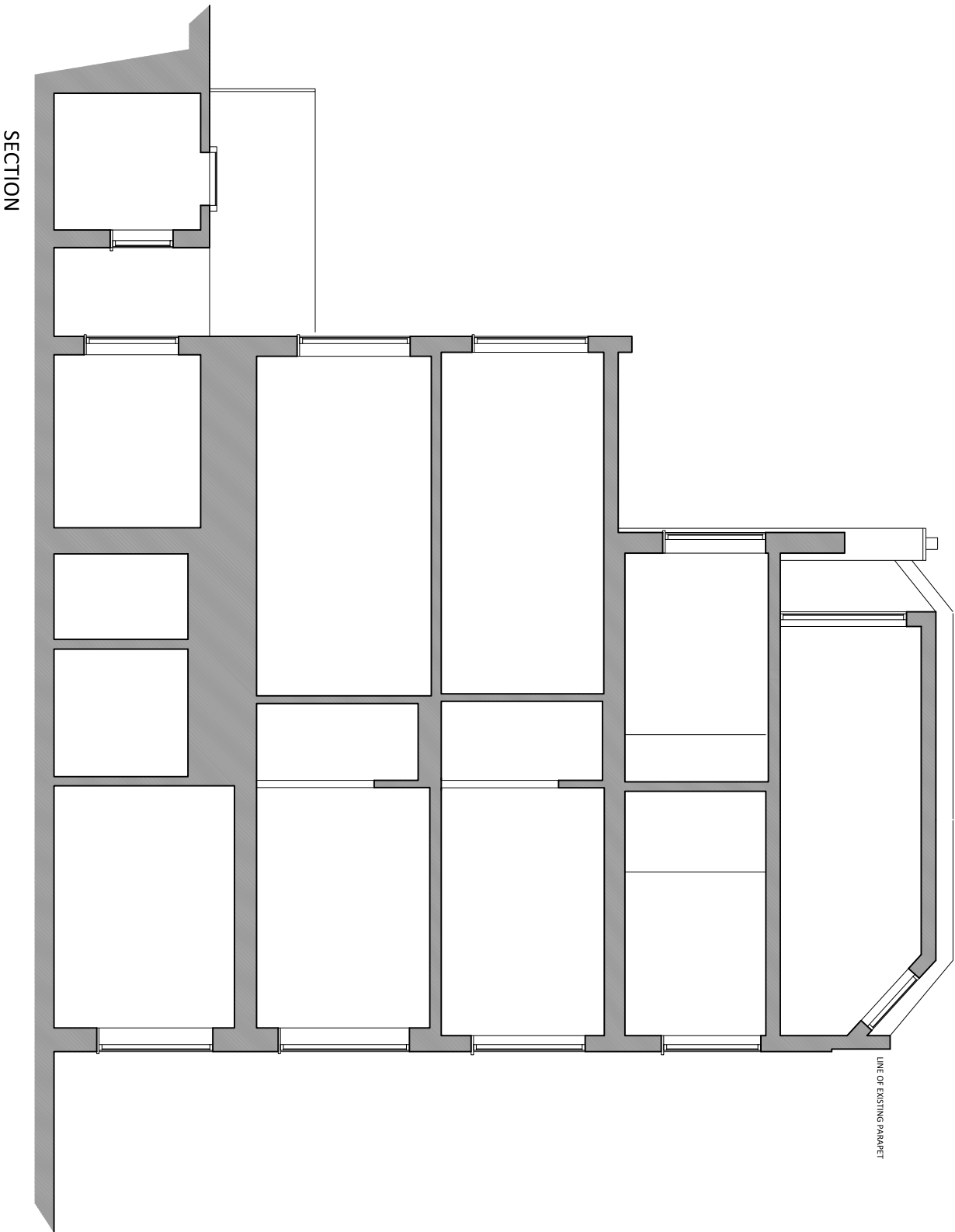
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REAR PROPOSED ELEVATION

ADDRESS:

145 Malden Road

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SECTION



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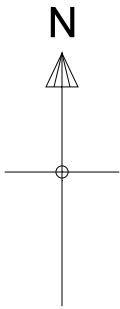
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ADDRESS:

145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	PL-09	-



LOCATION PLAN @ 1:1250



SITE PLAN @ 1:500

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Rev	QA Check	Description	Date

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SITE PLAN

ADDRESS:
145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	S-01	-

Regeneration and Planning Development Management
London Borough of Camden
Town Hall, Judd Street
London WC1H 8ND

Our Ref : DJJ/2614-01-01(2)

DATE : 9th OCTOBER 2014

c/o COUPDEVILLE ARCHITECTS, Unit 1A Woodstock Studios, 36 Woodstock Grove, London W12 8LE

Dear Sirs

TOWN and COUNTRY PLANNING ACTS - DAYLIGHT AND SUNLIGHT ANALYSIS
Site Address : 145 MALDEN ROAD – LONDON NW5 4HT

1.00 INSTRUCTIONS :

1.01 It is proposed to extend the existing 4 storey mid-terrace (one from the end) house with a new rear extension building at first and second floors, and with an additional floor at roof level: “The development proposal”.

1.02 I have been requested by the applicant’s architects, to verify (i) that the proposed rear extension building will not detrimentally impact on the daylight and sunlight amenity received into the south west facing main habitable rooms of the adjoining dwellings at 2 Malden Place and 147-149 Malden Road respectively; and, (ii) that the proposed additional floor at roof level will not detrimentally impact on the daylight and sunlight amenity received into the north facing main habitable rooms of the adjoining dwellings fronting Quadrant Grove : “The adjoining dwellings”

2.00 TERMS OF REFERENCE :

2.01 The Building Research Establishment Practice Guidance Report, Site Layout Planning for Daylight and Sunlight 2nd Ed. BR209 Oct. 2011 – “The BRE Guidelines”; the British Standards Code of Practice for Daylighting BS8206-2:2008; and, the CIBSE Lighting Guide LG10 “Daylighting and Window Design”.

2.02 The extracted drawing and Modelled Waldram Diagram Analysis for exterior Vertical Sky Component and Annual Sunlight Probability; and Calculation Sheet for Room Interior Daylight values; appendices 2614-A01a, and 2614-A02.

/continued.....

[1 / 8]

3.00 VERIFICATION :

3.01 I can confirm that the development proposal will not detrimentally impact on the daylight and sunlight amenity received into the main habitable rooms of the adjoining dwellings.

4.00 IN BRIEF :

4.01 All daylight is sunlight, and by the terms of reference *daylight* means the sun's radiation diffused over the whole dome of sky by the earth's atmosphere (Commission Internationale de l'Eclairage - CIE standard overcast sky), and *sunlight* means the sun's radiation unobstructed by cloud formation in the southern hemisphere (north of the equator).

4.02 Broadly in planning for good daylight and sunlight, the BRE guidelines consider the quantity of sky visible from a building, measured with respect to the vertical plane and expressed as a percentage of the whole dome of sky, Vertical Sky Component [VSC].

4.03 At London's latitude (51.5°N), subject to any qualifying conditions that may apply to a particular situation, the preference is that any new development will leave a VSC value of some 27% of the dome of sky available for the windows of the main habitable rooms in any neighbouring building.

4.04 In these circumstances the main habitable rooms of neighbouring buildings will have a good standard of daylight, and according with orientation to the south, good probable sunlight as well.

4.05 However, in any inner city urban environment, there will be an accustomed abidance with less than the preference guideline value of 27% VSC, because of the more densely built neighbourhood characteristics.

4.06 So that where a development proposal involves the extension and alteration of existing buildings, or the entire replacement of existing buildings with others, then more detailed terms for assessing the acceptable daylight and sunlight standards of a particular neighbourhood, are available, as follows.

4.07 EXTERIOR DAYLIGHT :

4.071 Daylight reduction to accustomed levels in existing overlooking neighbour property, where levels are less than the preference daylight values given for new development :

- An assessment of exterior percentage reduction of Vertical Sky Component and interior percentage reduction of Daylight Distribution over the room Illumination Plane, before and after the development proposal.

4.072 Daylight levels permitting development by grant of local public policy, relative to the application curtilage boundary, as enables similar development on adjoining land to take place.

- An assessment of exterior and interior day-lighting levels, within both approved neighbouring built accommodation and the development proposal itself.

4.073 For changes to the existing built environment, the guidelines offer that a reduction of less than 0.8 times the existing exterior VSC value or the existing interior DD value, is unlikely to be noticeable by inhabitants. If however the variation is greater than this, then a more detailed interior daylight study may be necessary in assessing whether the variation will be materially detrimental to the neighbouring property.

4.08 INTERIOR DAYLIGHT :

4.081 In planning for good interior daylight, the guidelines consider the following three principle criteria for predicting whether or not the interior of any proposed residential accommodation may be regarded as having good daylight.

4.082 These criteria seek to collectively apply found values for exterior VSC value for sky visibility with the interior light reflectivity of component surfaces to give an average daylight factor, and then weigh this with an assessment of the relationship of the size and shape of the windows to the size and shape of the rooms they are designed serve.

4.083 Criteria for the assessment of Interior Daylighting Values :

- (i) The percentage Average Daylight Factor within a subject room (ADF).
- (ii) For rooms lit by windows in one wall only : A Limiting Value for room depth (L).
- (iii) The significance of Daylight Distribution (DD) spread over the Illumination Plane (IP) of a room, with reference to the No Sky Line (NSL).

4.084 The percentage value for average daylight factor seeks to analyse the ratio of the exterior sky illumination adjusted for clean glass light transmissibility through the window area, to the interior surface area of the room adjusted for average light reflectivity; and, the preference value range for rooms used as bedrooms and dining / living rooms, is respectively given from 1% to 1.5%.

4.085 The limiting value for room depth where a room is lit by windows in one wall only, seeks to discourage the design of especially deep rooms where the surrounding built townscape horizon is high in relation to the proposed window head, and daylight distribution over the room illumination plane (adopted at 850mm above the floor level of a habitable room) is likely to be poor.

4.086 This will often be the case with lower ground floor and basement accommodation where daylight is rarely spread over more than 30% of the illumination plane, however the assessment of daylight distribution can usefully show that deep rooms are comfortably achievable at these lower levels by using skylights, and also for rooms lit by more than one window where the limiting value for room depth is not applicable.

4.09 **SUNLIGHT:** [Lat.51.5°N: Annual Sunlight Probability according to orientation in the southern hemisphere E-180°-W in the azimuth, "*the sun path arc*"; and, Sun-on-Ground on the Vernal and Autumnal equinox (21-03/21-09]

4.091 Access for annual sunlight probability [ASP], through windows and probable annual sunlight spread (PASS) on ground, both within a development proposal and for neighbouring property.

- *An assessment of the expectant annual probable sunshine to southerly facing windows and percentage ground amenity area in permanent shadow.*

4.092 ASP and PASS reduction to accustomed levels in existing overlooking neighbour property, where levels are less than the given sunlight probability preference values for new development.

- An assessment of the percentage reduction of expectant annual probable sunshine to southerly facing windows and ground amenity area in permanent shadow, before and after the development proposal.

4.093 For new development, the guidelines seek an annual sunlight probability of 370 hours (25% of total ASP) of which 75 hours (5%) are in the winter months (ASP:25[5]); and also, a preference for the ground of any private amenity area to receive at least 2 hours of probable annual sunlight spread over one half of its surface (PASS:50[2]), on the equinox dates.

4.094 For changes in the existing built environment, where the found existing value is less than the above, the guidelines offer that a reduction which is smaller than 0.8 times the former value is unlikely to be noticeable by inhabitants, and that it is desirable that the existing overall annual probable sunlight hours are not reduced by more than 4%.

4.094 For changes in the existing built environment, where the found existing value is less than the above, the guidelines offer that a reduction which is smaller than 0.8 times the former value is unlikely to be noticeable by inhabitants, and that it is desirable that the existing overall annual probable sunlight hours are not reduced by more than 4%.

4.10 Broadly the recommendation is that all of the above given criteria are applied flexibly and that the guidelines are interpreted permissively rather than restrictively

5.00 ANALYTIC COMMENTARY: Please see Appendix 2614-A01a

5.01 The preference criteria for good external daylight (VSP) and good annual sunlight probability (ASP) under paras 4.03 and 4.093 are respectively met.

5.02 The station point SP01 at first floor window centre level of the dwelling at 147 Malden Road has been identified to represent the point of greatest potential daylight and sunlight impact for all south west facing overlooking habitable rooms.

5.021 **DAYLIGHT:** The At SP01 the rear extension proposal will not reduce the vertical sky component below 27% implying that the inhabitants will continue to enjoy a good standard of daylight.

5.022 **Corollary:** The rear extension proposal will not reduce the vertical sky component below 27% with respect to all other overlooking windows serving habitable rooms implying that all neighbouring inhabitants will continue to enjoy a good standard of daylight.

5.023 **SUNLIGHT:** The rear extension proposal lies in the south east quadrant with respect to SP01.

5.024 At SP01 the rear extension proposal leaves 61% ASP of which 16% is in the winter months, which is well within the guideline criteria for acceptability.

5.025 **Corollary :** The rear extension proposal will leave in excess of 25% ASP of which 5% is in the winter months, with respect to all other overlooking windows serving habitable rooms, implying that all neighbouring inhabitants will continue to enjoy a good standard of sunlight.

5.03 Regarding the north facing overlooking habitable rooms of the buildings fronting Quadrant Grove, I can confirm by observation that by their distance from and orientation to the roof extension proposal, inhabitants will experience no noticeable change to daylight or sunlight.

5.04 **INTERIOR DAYLIGHT:** Please see appendix 2614-A02

5.041 Ground Floor (rearmost) Bedroom A :-

(i) This room is lit by a north east facing window into a light well and introduces only external reflected component daylight into the room, but is substantially compensated by the proposed skylight.

(ii) (a) The found average daylight factor : $ADF = 1.2\%$.

(b) This implies the room is suitable for all residential habitable room uses.

(iii) The limiting value for room depth is not applicable by virtue of the Skylight

(iv) (a) The found daylight distribution : $DD = 100\%$

(b) The full direct daylight spread is by virtue of the Skylight, which with the good ADF value for use as a bedroom, implies this room will not require supplementary lighting.

- (v) Comment : This room has been designed to receive a comfortable standard of interior daylight for use as a bedroom.

5.042 Ground Floor (rear) Bedroom B :

(i) This room is lit by a south west facing window into a light well with access to the sky above the built townscape horizon line produced by the rear of the houses that front onto Quadrant Grove; equivalent angle theta value 50°.

- (ii) (a) The found average daylight factor : $ADF = 1.5\%$.
 (b) This implies the room is suitable for all residential habitable room uses.
- (iii) (a) The found limiting value for room depth : $L = 5.0m$
 (b) The designed room depth is 3.0m, which implies the room will not require supplementary lighting to its rear.
- (iv) (a) The found daylight distribution : $DD = 60\%$
 (b) The found limiting room depth value compensates the lack of daylight distribution to the rear of this room, which with the good ADF value for all residential habitable room use, implies this room will not require supplementary lighting.
- (v) Comment : This room has been well designed to receive a comfortable standard of interior daylight for use as a bedroom.

5.043 First Floor (rear) Bedroom :

(i) This room is lit by a south west facing window with good access to the sky above the built townscape horizon line produced by the rear of the houses that front onto Quadrant Grove; equivalent angle theta value 70°.

- (ii) (a) The found average daylight factor : $ADF = 1.1\%$.
 (b) This implies the room is suitable for all residential habitable room uses.
- (iii) (a) The found limiting value for room depth : $L = 5.6m$
 (b) The designed room depth is 5.8m, which implies the room will not require supplementary lighting to its rear.
- (iv) (a) The found daylight distribution : $DD = 90\%$
 (b) The daylight distribution result and limiting value for room depth, with the good ADF value for a bedroom implies this room will not require supplementary lighting for use as a bedroom
- (v) Comment : This room has been designed to receive a comfortable standard of interior daylight for use as a bedroom.

5.044 Second Floor (rear) Bedroom :

(i) This room is lit by a south west facing window with good access to the sky above the built townscape horizon line produced by the rear of the houses that front onto Quadrant Grove; equivalent angle theta value 80°.

(ii) (a) The found average daylight factor : $ADF = 1.2\%$.

(b) This implies the room is suitable for all residential habitable room uses.

(iii) (a) The found limiting value for room depth : $L = 5.6m$

(b) The designed room depth is 5.8m, which implies the room will not require supplementary lighting to its rear.

(iv) (a) The found daylight distribution : $DD = 100\%$

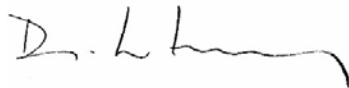
(b) The daylight distribution result, and limiting value for room depth, with the good ADF value for a bedroom implies this room will not require supplementary lighting for use as a bedroom

(v) Comment : This room has been designed to receive a comfortable standard of interior daylight for use as a bedroom.

6.00 CONCLUSION

6.01 The development proposal has been well designed with respect to the officially adopted criteria for interior daylight values for habitable bedroom use, and it will have an unnoticeable impact on the daylight and sunlight amenity of all overlooking neighbouring property.

Yours faithfully



Donald Jessop

Jessop Associates (UK) Limited

Daylight–Sunlight–Consultants

APPENDICES

[NOT PAGINATED]

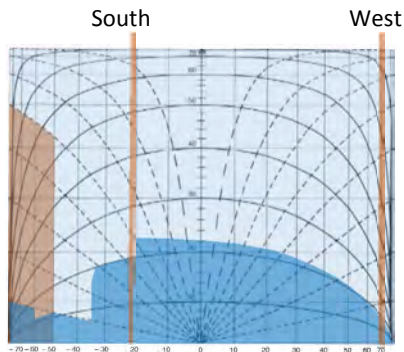
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| 2614-A01a | Extract Drawing : At Station Point SP01
Waldram Diagram Analysis for Exterior Vertical Sky Component;
Modelled Annual Sunlight Probability |
| 2614-A02 | Interior Room Daylight Calculations and Analysis |

Site Address : 245 MALDEN ROAD – LONDON NW5 4HT

TOWN and COUNTRY PLANNING ACTS (BRE Guideline Criteria)

Extract Drawings Reduced in Scale for Identification ONLY

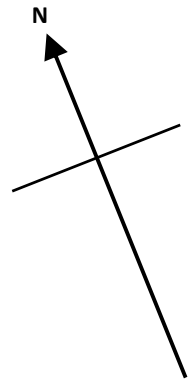
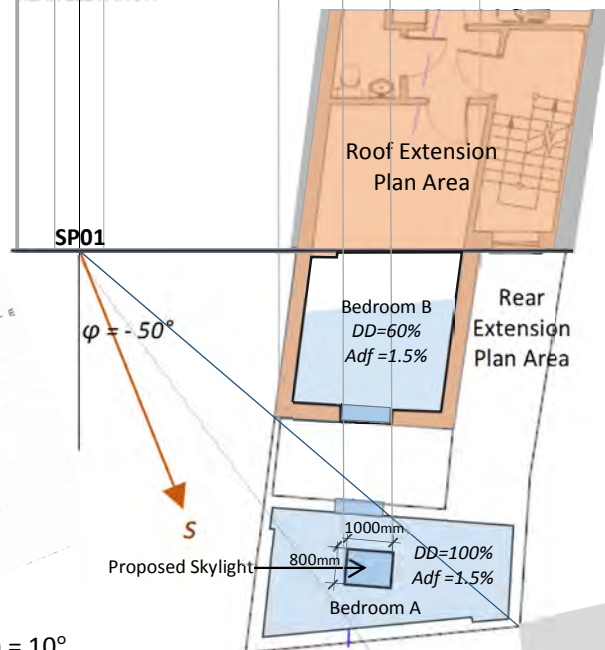
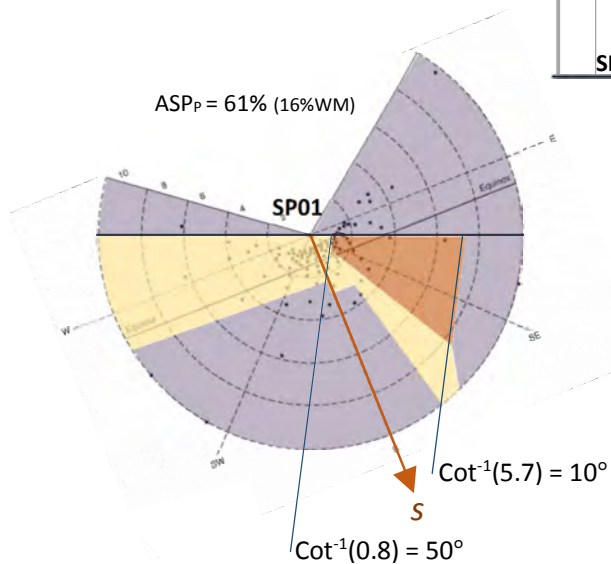
Subject to Survey - October 2014



SP01 : $VSC_E = 30\%$: $VSC_P = 28\%$: $VSC > 27\%$



REAR ELEVATION



Interior Day Lighting Calculations:- Average Daylight Factor (ADF) -and- Limiting Value for Room Depth (L)

$$ADF = \frac{\{[T_U(WAU) + T_L(WAL)](\theta_{EQ})\}_1 + \{[T_U(WAU) + T_L(WAL)](\theta_{EQ})\}_2 + \dots + \{[T_U(WAU) + T_L(WAL)](\theta_{EQ})\}_N}{[(ISA)(1 - R^2)]}$$

WA_U = upper Window Area ; T_U = upper glazing Transmission factor ; WA_L = lower Window Area ; T_L = lower glazing Transmission factor
 θ_{EQ} = equivalent angle Theta ; ISA = Interior Surface Area ; R = surface area average Reflectance value

$$L = \frac{(2)(R_W)(W_H)}{(R_W + W_H)(1 - R)}$$

R_W = Room width ; W_H = Window head height above floor level ; R = surface area average Reflectance value

Analysis :

1 Ground Floor (rear) Bedroom – “A”

Room Analysis Area = 9.9 m² ; Analysis Area Perimeter = 13.2 m ; Floor-Ceiling Height = 2.5 m

ADF values: Skylight (W) = [1.0 x 0.8] ; T = [0.68] ; θ_{EQ} = [90°] ; ISA = [52.8] ; R = [0.5]

L values : Not Applicable

(i) ADF = 1.2% (ii) L = N/A (iii) DD = 100% (see appendix 2614-A01a)

2 Ground Floor (rear) Bedroom – “B”

Room Analysis Area = 8.4 m² ; Analysis Area Perimeter = 11.6 m ; Floor-Ceiling Height = 2.5 m

ADF values: Window (W) = [1.0 x 1.5] ; T = [0.68] ; θ_{EQ} = [50°] ; ISA = [45.8] ; R = [0.5]

L values : R_W = [2.8] ; W_H = [2.3] ; R = [0.5]

(i) ADF = 1.5% (ii) L = 5.0m (iii) DD = 60% (see appendix 2614-A01a)

3 First Floor Bedroom

Room Analysis Area = 16.2 m² ; Analysis Area Perimeter = 17.2 m ; Floor-Ceiling Height = 3.0 m

ADF values: Window (W) = [0.8 x 1.8] ; T = [0.68] ; θ_{EQ} = [70°] ; ISA = [135.6] ; R = [0.5]

L values : R_W = [2.8] ; W_H = [2.8] ; R = [0.5]

(i) ADF = 1.1% (ii) L = 5.6m (iii) DD = 90%

4 Second Floor Bedroom

Room Analysis Area = 16.2 m² ; Analysis Area Perimeter = 17.2 m ; Floor-Ceiling Height = 3.0 m

ADF values: Window (W) = [0.8 x 1.8] ; T = [0.68] ; θ_{EQ} = [80°] ; ISA = [135.6] ; R = [0.5]

L values : R_W = [2.8] ; W_H = [2.8] ; R = [0.5]

(i) ADF = 1.2% (ii) L = 5.6m (iii) DD = 100%

APPENDIX 5



Photograph 1 - View from second floor landing



Photograph 2 – View from first floor landing



Photograph 2 - View from second floor landing. Nb the many other mansards immediately opposite



Photograph 3- View from second floor landing



Photograph 5 - View from the second floor landing of application site, looking up the adjoining terrace at Malden. Nb the many other rear extensions, including the two storey additions.

APPENDIX 6



Mansard roof extensions

numerous rear additions along this Road

APPEAL SITE

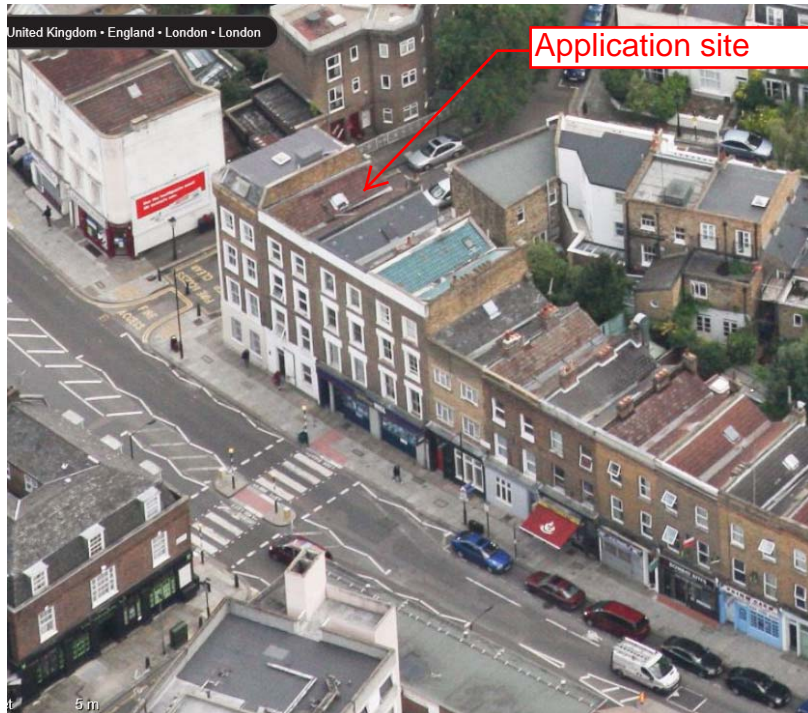
Mansard at No 143

majority of properties have mansards in Quadrant Grove

many similar rear extensions

50 feet 10 m

World • United Kingdom • England • London • London




APPENDIX 7




REAR ELEVATION

PLANNING

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


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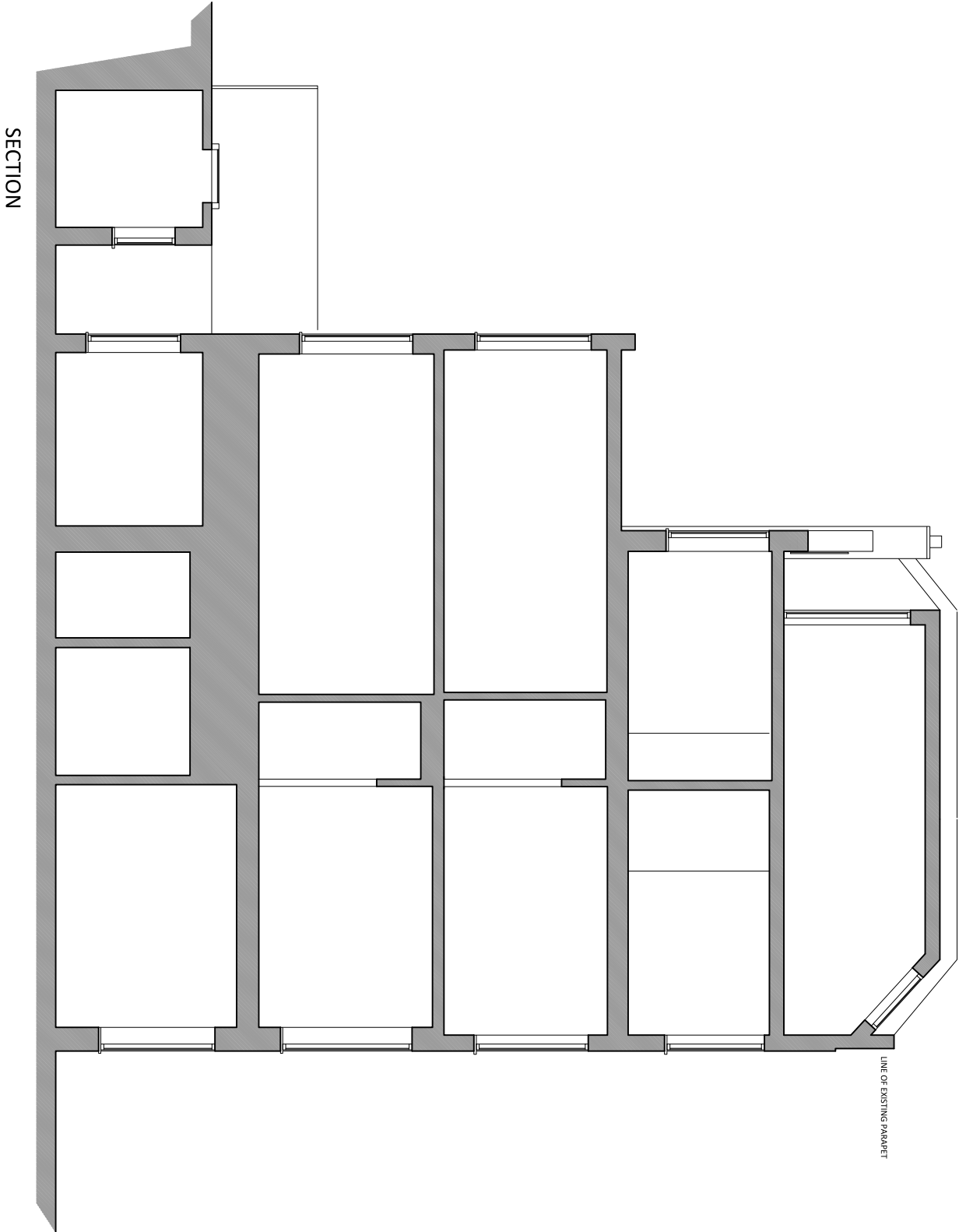
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REAR PROPOSED ELEVATION

ADDRESS:

145 Malden Road

JOB No	DRAWING NUMBER	REVISION
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SECTION



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A	-	Rear roofline on elevation retained	25.05.2015
Rev	04	Description	Date
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PROPOSED SECTION		
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ADDRESS:
145 Malden Road

JOB No	DRAWING NUMBER	REVISION
1028	PL-09	A

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

PL-08 Rev A - Proposed Rear elevation

PL-09 Rev A -Proposed Section