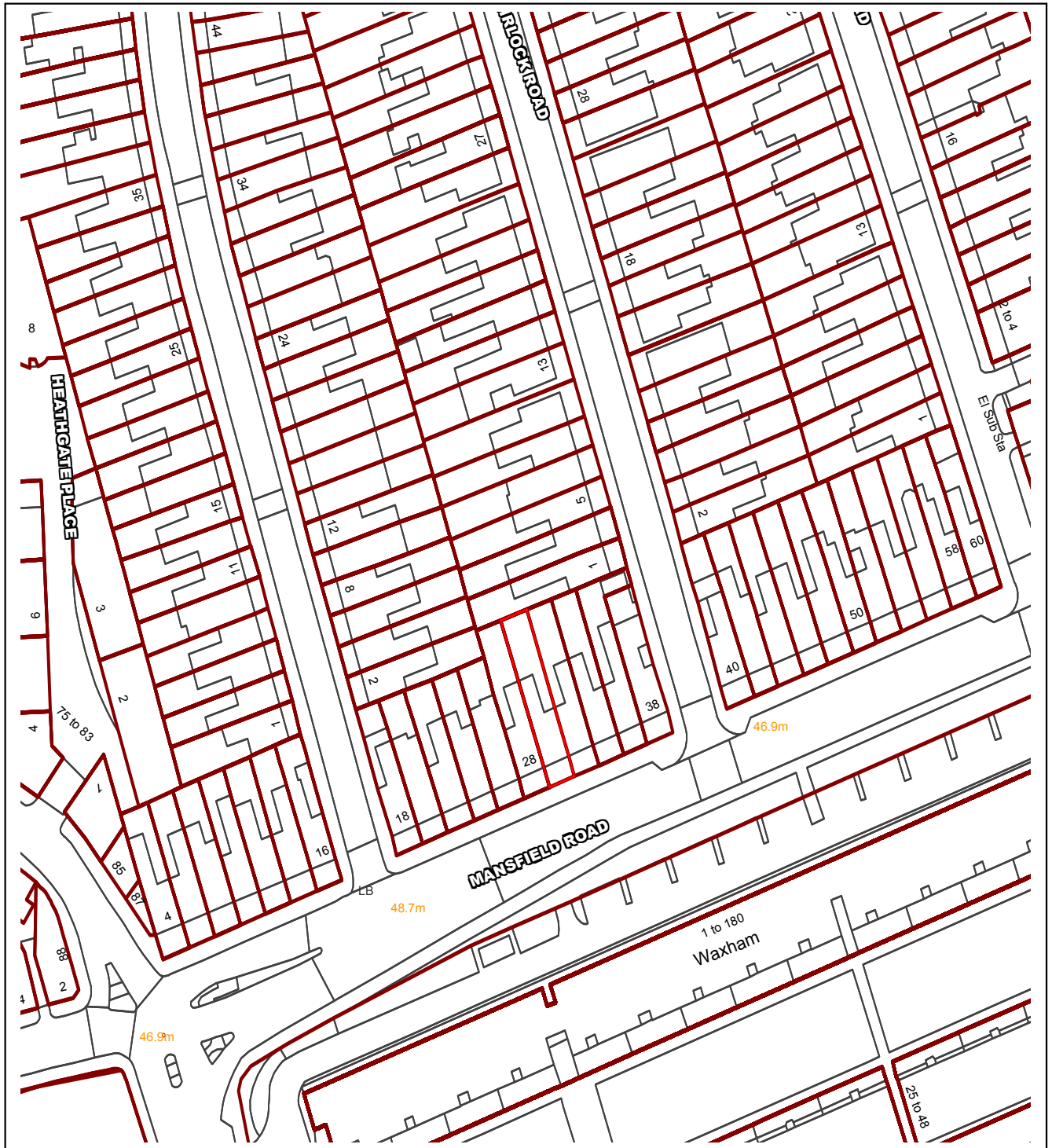


# 30 Mansfield Road (2015/4759/P)



2015/4759/P - 30 Mansfield Road



1. Rear Elevation



2. Party Wall between application site and adjoining neighbour No.28's conservatory



3 and 4. View of the rear extensions and terraces towards west No.28, 26, 24 and 22 Mansfield Road.





<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>4/11/2015</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	See draft decision notice
<b>Officer</b>			<b>Application Number(s)</b>		
Raymond Yeung			2015/4759/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
30 Mansfield Road London NW3 2HP			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of railings to rear roof terrace at second floor level and associated timber screening, erection of conservatory and railings for a roof terrace at first floor level and associated timber screening.					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	8	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	Neighbours were consulted by letter, a site notice was placed outside the property on the 26 <sup>th</sup> August 2015 for three weeks and a press notice was published on the 27 <sup>th</sup> August 2015.  One neighbour commented on potential noise impact from construction.  Officer Response: Construction noise is covered by Environmental Health legislation and referred to in a standard informative.					
CAAC/Local groups* comments:	Mansfield CAAC - Objects  <i>Rear extension is in breach of CA appraisal advice</i>  Officer Response: Please see design section below  .					

## Site Description

The application site is a 2 storey mid-terrace property with an existing rear outrigger and rear extensions. It is located within the Mansfield Conservation Area and is considered to have a neutral impact.

## Relevant History

2014/7610/P - Erection of single storey ground floor rear infill extension. – Granted 4/2/15

## Relevant policies

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;

In addition to the above policies, Camden has published planning guidance to provide advice and information on how planning policies will be applied.

Camden Planning Guidance 1 (CPG) 'Design'  
CPG 2 'Housing'

The Mansfield Conservation Area Appraisal and Management (Dec 2008)

NPPF 2012

London plan March 2015 (Consolidated with alterations since 2011)

## Assessment

### 1. Proposal:

- Erection of conservatory at first floor level (1m deep x 2m high x 3.4m wide)
- Installation of railings to create rear roof terrace at 1st floor level in front of conservatory (terrace measures 1m deep)
- Revised plans propose 1.7m high timber screening at 1<sup>st</sup> and 2<sup>nd</sup> floor levels to the boundary with No.28
- Installation of railings around existing roof terrace at second floor

### 2. Assessment

#### Design/ Impact on the Conservation Area

2.1 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.2 The installation of railings to rear roof terrace with associated screening at second floor level and the erection of conservatory at first floor level and associated railings and screening is considered

subordinate in scale and location to the three storey host building, and respects the character and setting of the terrace neighbouring buildings.

2.3 The Mansfield Conservation Area Appraisal and Management (Dec 2008) states that “The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.”

2.4 The context of the immediate surrounding area shows that many properties have been variously altered at the rear. Rear terraces, rear extensions and conservatories can be seen at first floor level. As such, the proposals would not diverge significantly from the historic pattern, and the proposals are not considered out-of-character for the area.

2.6 The simple modern design of the conservatory and railings on the first and second floor would mirror that of the adjoining neighbour at No.28 Mansfield Road in terms of size and appearance and the proposed iron railings, brick walls and timber framed glazed conservatory is considered appropriate for the conservation area. The proposals would be limited to the rear and would offer limited visibility, and therefore have a limited impact on the character and appearance of the conservation area.

2.7 As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

2.8 The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

#### Amenity

2.9 Amended plans were submitted to include a timber screen on the boundary with adjoining neighbour No.28 to protect each other's amenity in terms of preventing overlooking and loss of privacy.

2.10 Due to the location, size and nature of the proposals that it would not harm the neighbour's amenity in terms of the loss of natural light, light spill or added sense of enclosure.

#### **Recommendation:**

4. Grant permission subject to conditions.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 9th November. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for ‘members briefing’**



Ian Chapman  
222 Stanstead Road  
Hoddesdon  
Herefordshire  
EN11 0RR

Application Ref: **2015/4759/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

3 November 2015

Dear Sir/Madam

**DRAFT**

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Householder Application Granted**

Address:  
**30 Mansfield Road**  
**London**  
**NW3 2HP**

**DECISION**

**Proposal:**

Installation of railings to rear roof terrace at second floor level and associated timber screening, erection of conservatory and railings for a roof terrace at first floor level and associated timber screening.

**Drawing Nos:**

Site location plan, Existing side elevation and section AA, Existing ground floor plan, Existing first and second floor plan, Existing third and roof plan, Existing front elevation plan, Existing section BB and rear elevation plan RevA, Proposed ground floor plan, Proposed first and second floor plan RevA, Proposed section BB and rear elevation RevA.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, Existing side elevation and section AA, Existing ground floor plan, Existing first and second floor plan, Existing third and roof plan, Existing front elevation plan, Existing section BB and rear elevation plan RevA, Proposed ground floor plan, Proposed first and second floor plan RevA, Proposed section BB and rear elevation RevA.

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

- 4 The use of the roofs as terraces shall not commence until the screening, as shown on the approved drawings, has been constructed. The screening shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

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

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**