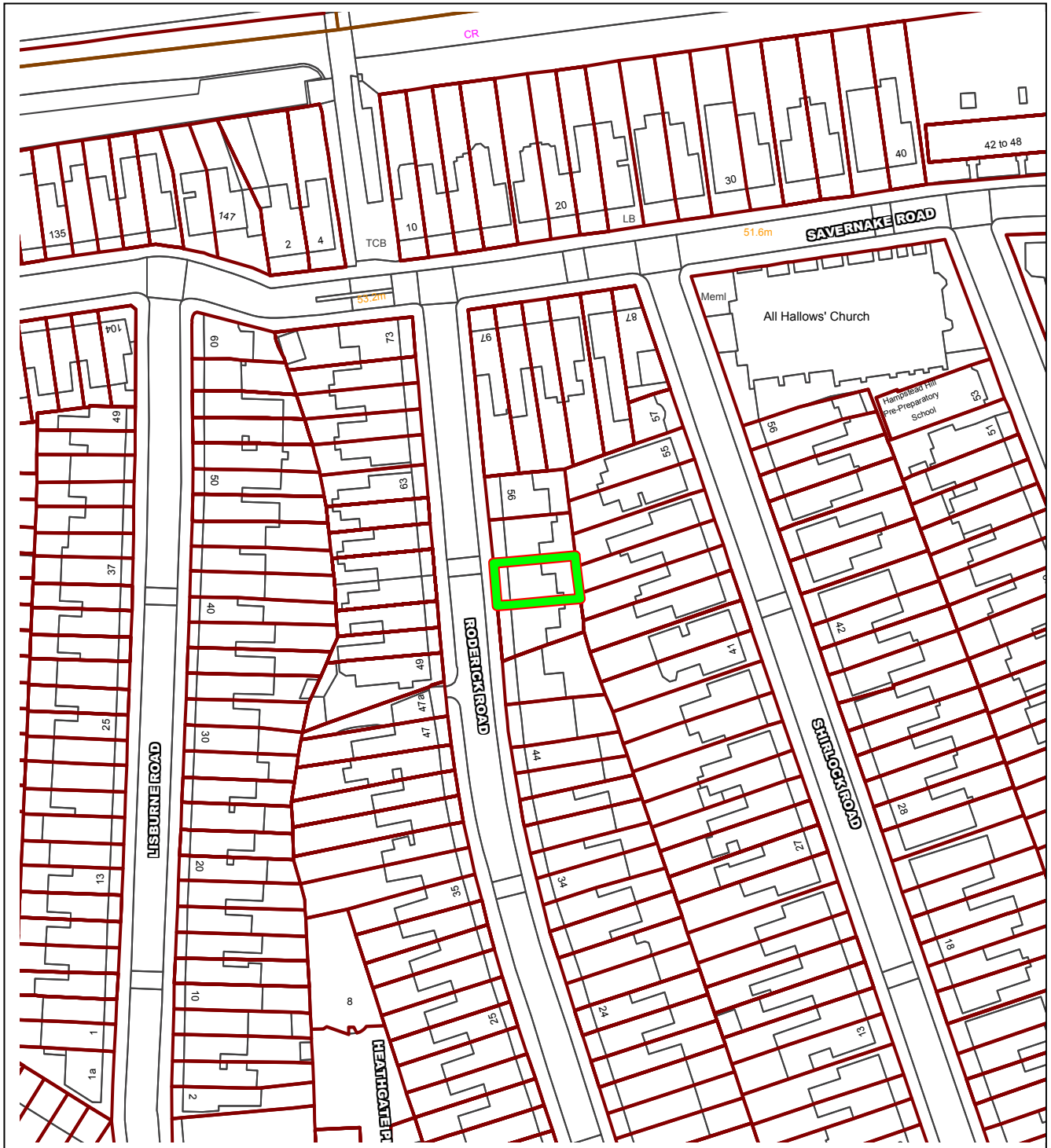


# Flat C, 52 Roderick Road



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**Photo 1:** Front Elevation



**Photo 2:** Rear Elevation

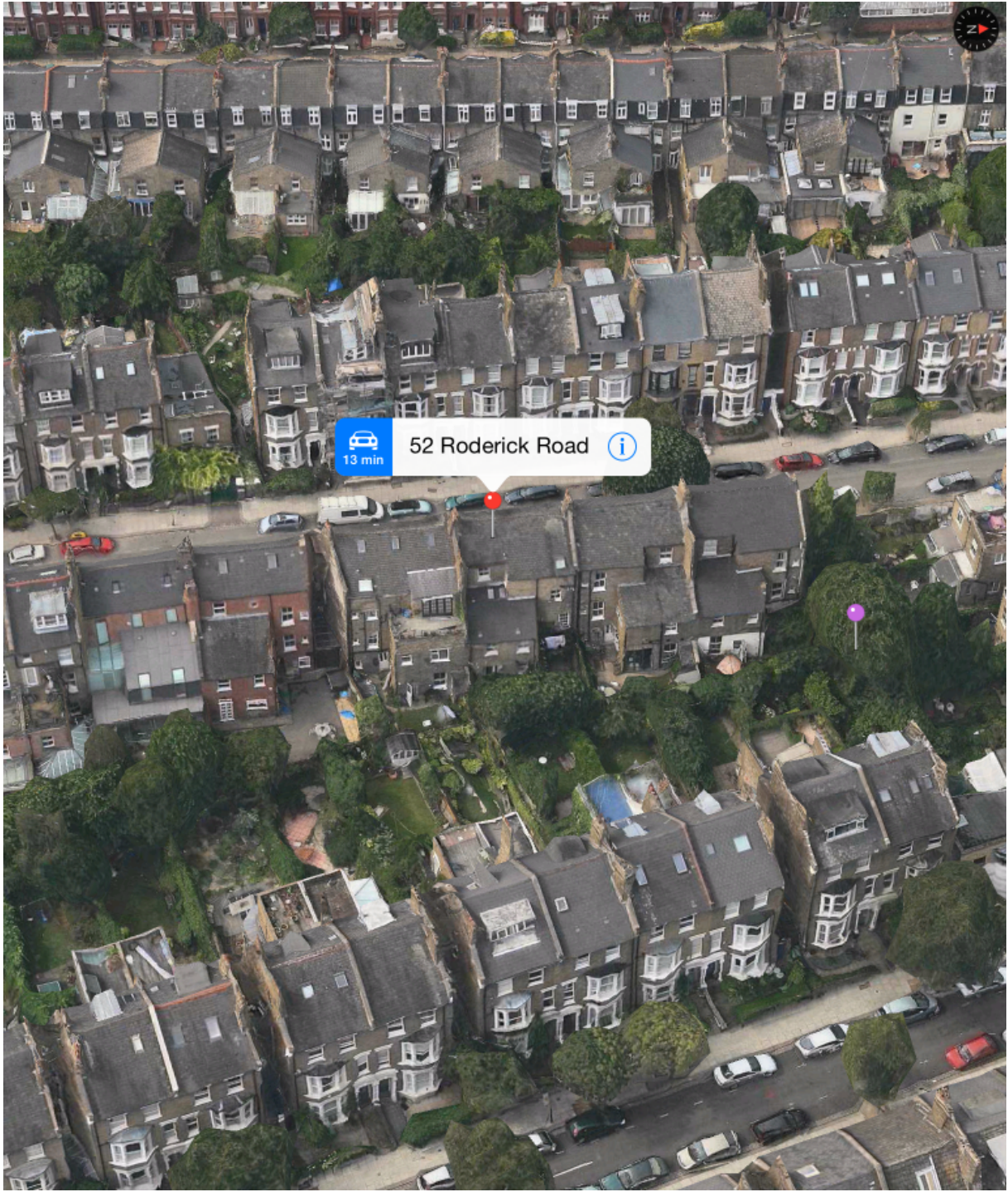


Photo 3: Ariel View

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>02/05/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		28/04/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Darlene Dike				2016/1154/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat C 52 Roderick Road London NW3 2NL				Please refer to 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>							
Erection of a dormer and 2 rooflights to rear roofslope, installation of 2 rooflights to front roofslope, and alterations to fenestration and provision of Juliet balcony at rear second floor level.							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>14</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 05/04/2016 to 26/04/2016. A press notice was published from 07/04/2016 to 28/04/2016.  No responses were received from adjoining occupiers.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Mansfield Conservation Area Advisory Committee objects:  The dormer is too wide, too high on the rear pitch and with 2 skylights the roof is very cluttered.  <b>Officer's Response</b> See paragraphs 3.3 and 3.7					

## Site Description

The application site comprises a three storey property, currently divided into 3 self-contained flats, located on the east side of Roderick Road, close to the junction with Savernake Road.

The site is located in the Mansfield Conservation Area and while not listed, the building is noted as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

### APPLICATION SITE

**2013/1657/P** - Erection of a rear dormer roof extension and 2 rooflights to rear roofslope; installation of 2 rooflights to front roofslope; fenestration alterations and provision of Juliet balcony at rear second floor level, all to existing residential flat (Class C3). **Granted 03/06/2013.**

### NEIGHBOURING SITES

#### 61 Roderick Road

**2012/1100/P** - The erection of a dormer window at the rear roof slope to residential dwelling. **Granted 16/04/2012.**

#### 73 Roderick Road

**2016/1190/P** - Erection of a rear dormer roof extension; installation of 2 conservation rooflights to front roofslope, 1 conservation rooflight to side roofslope and 1 conservation rooflight to rear roofslope. **Granted 19/07/2016.**

## Relevant policies

### National Planning Policy Framework 2012

### London Plan 2016

#### Camden LDF Core Strategy 2010

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Camden Development Policies 2010

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

#### Camden's Planning Guidance 2013 and 2015:

CPG1 Design - Chapters 1, 2, 3, 4 and 5

CPG2 Housing - Chapter 4

CPG6 Amenity - Chapters 6 & 7

### Mansfield Conservation Area Appraisal and Management Strategy 2008

# Assessment

## 1. Proposal

1.1 Planning permission is sought for the following works:

- Erection of a rear dormer which measures 1.5m in height, 3.0m in width and 1.9m in depth, is set down 0.2m from the roof ridge, and is 2.2m and 3.6m from the right and left roof edges respectively (where the party wall is met)
- Installation of two rooflights to front roofslope and two rooflights to rear roofslope
- Installation of Juliet balcony at rear second floor level
- Alterations to fenestration, namely to replace a rear second floor window with four paned French doors

1.2 Whilst planning permission is not required for internal works it is also worth noting that proposals seek to convert the existing 1 bedroom flat into a 2 bedroom unit. This would be achieved via conversion of the loft space, where an additional bedroom with en-suite bathroom will be added, and would involve partially lowering the ceiling at second floor level and introducing a new stair between this and the third floor level to be created. As the new third floor level would not be full width, whilst lowering the ceiling level in the centre of the second floor, it would also result in an increased floor to ceiling height in the proposed lounge/kitchen area at second floor level.

## 2. Assessment

2.1 The principal considerations material to the determination of this application are summarised as follows:

- Design (Visual Impact)
- Amenity (Impact on the amenity of adjoining neighbours)

## 3. Design

### 3.1 Principle

Proposals, in a form identical to that in which they appear under this current application, were approved in full on 3<sup>rd</sup> June 2013 under the case with reference 2013/1657/P (see relevant history). As there have been no changes in Council policy since 2013 as pertains works of this nature, the principle of the proposals as set out above remains acceptable. It must also be noted that subsequent permissions for similar works in the immediate vicinity have been granted after 2013. For example the approval of a rear dormer, two front rooflights and one rear and one side rooflight at 73 Roderick Road was granted on 19<sup>th</sup> July 2016. Both the prior permission granted for identical works at this site, and subsequent permissions for very similar works at nearby sites, demonstrate that the principle of creating a rear dormer, inserting new rooflights and a Juliet balcony, and other related works would be acceptable in principle.

### 3.2 Dormer

3.3 CPG1 Design advises that 'the addition of roof dormers should be sensitive changes which maintain the overall structure of the existing roof form' (paragraph 5.11), and proposals achieve this. The proposed dormer is appropriate in terms of its form and scale, and in line with CPG1 Design guidance. It is set significantly over 0.5m (precisely 1.6m) from the eaves of the roof, and similarly positioned at a generous distance from the edges of the roof, where the party walls meet. Slightly contravening CPG1 Design guidance, the dormers are only at a distance of 0.2m below the roof ridge, 0.3m less than recommended by policy. This has been detailed in an objection from the Mansfield CAAC who deemed the dormer too high on the rear pitch of the roof. Whilst it is acknowledged that the dormer is not set at a recommended distance below the roof ridge in line with the CPG guidance, this aspect of its positioning is seen to cause negligible harm given the shallowness of the existing roof. The dormer would not be considered to appear more prominent as a result of its positioning, because the shallowness of the existing roof form means that it would not be readily visible in views from neighbouring properties at the rear. Consequently its positioning 0.2m from the roof ridge is still deemed acceptable. As regards the Mansfield CAAC concerns that the dormer is too wide, it is considered that the dormer would be of a size that is subordinate within the roof and in relation to the hierarchy of the fenestration below, namely the new four paned French doors. CPG1 Design guidance also recommends that in some circumstances 'a single dormer placed centrally may be preferable' to aligning the proposed dormer with the windows below, and proposals adhere to this. In view of this the form, scale, and positioning of the proposed dormer are considered appropriate.

3.4 With regard to its detailed design, the proposed dormer is deemed acceptable. CPG1 Design states that a dormer's 'materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred' (paragraph 5.11). Constructed from vertically hung slate to its cheeks, the proposed dormer meets the requirement to employ a material that is not only traditional but also wholly fitting to its setting within the Mansfield conservation area. As stated in the design and access statement the dormer will also contain timber framed sash windows, and not uPVC as erroneously annotated on the drawing section 2.2, drawing number 12071 Rev A. To overcome this error and secure this an appropriate condition requiring timber windows will

be added to the decision notice. This use of timber sashes would ensure the high quality in the dormer's detailed design.

3.5 Given its position at the rear of the property on a shallow roofslope the proposed dormer would not be visible in views from the public realm nor in oblique views from neighbouring properties and so would have very limited visual impact on its setting, and for this reason is acceptable in terms of its negligible impact on visual amenity. This is particularly the case when it is considered that there are a large number of rear dormers along the same side of Roderick Road as number 52, and also on the rear of properties along Savernake Road which face it, and as such an additional dormer would not worsen the existing condition, but rather be wholly fitting in the context of the existing surroundings.

### 3.6 Rooflights

3.7 CPG1 Design guidance states that 'roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface' (paragraph 5.22). With two new rooflights to the front and rear roofslopes respectively, which would be in the conservation style and so flush with the roof, proposals achieve this. The proposed rooflights would be modest in scale and form, and would form an unobtrusive, minor addition to the front and rear roofslopes. Given this, and the shallow pitch of the roof, they would not be readily visible in views from the public realm at the front, nor neighbouring properties at the rear, and so would have very limited visual impact upon their setting. An objection has been raised by the Mansfield CAAC suggesting that with new skylights would clutter the roofscape. Rooflights of this nature are however a very common feature of the front and rear roofslopes along Roderick Road, being present at numbers 50, 48, 46, 44, 42 and 40 to name just those closest. Rooflights at number 52 would therefore be fitting to this context, and owing to their low visibility, not seen to cause detrimental harm to their setting.

### 3.8 Juliet balcony

Given the setting of 52 Roderick Road, where several rear additions and roof terraces are located on the rear elevations of properties in the vicinity, proposals to install a Juliet balcony are considered acceptable in principle. The detailed design of the Juliet balcony is also appropriate as it comprises essentially just a single pane of obscured glass to be attached at second floor level. In this way the Juliet balcony forms a lightweight addition to the rear elevation, and whilst a modern intervention, would, because of its modest scale and use of material be wholly fitting to its setting. Given that the Juliet balcony would be positioned at the rear of the property, and not visible in views from the public realm, it is considered that no harm would be caused to the character and appearance of the host building nor the conservation area.

### 3.9 Alterations to fenestration

The proposed alterations to fenestration comprise the replacement of a rear second floor sash window with four paned French doors to optimise access to the new Juliet balcony. The proposed changes are not considered to have a harmful impact on the host building or wider Mansfield conservation area as all details comply with the Council's policies for securing high quality design. The proposed French doors are appropriate in terms of their scale and are of a simple, unfussy design and so would sit cohesively within the rear elevation. The doors would not be visible from the public realm, given their location at rear second floor level, and so would have limited impact on visual amenity.

## 4. **Amenity**

4.1 The introduction of a Juliet balcony and replacement of rear window with French doors would have no impact on the amenity of adjoining properties as these are minor alterations with no potential to cause overlooking, loss of light, overshadowing or loss of outlook. Similarly, due to the considered size and location of the proposed dormer and rooflights, these aspects of development would not harm the amenity of neighbours in terms of loss of light, outlook or privacy either. Whilst the development would create new windows these would not be closer than the relationship experienced by existing windows, and therefore any detrimental harm caused would be limited and not significant.

4.2 In terms of residential amenity the bedrooms located at second floor and third floor levels do not strictly accord with the Council's residential development standards in that the head height in both rooms at 2.2m high does not adhere to the minimum requirement of 2.3m. This is a negligible difference however, and given that the head height in the proposed kitchen/lounge area is at 4.6m and an overall level of residential amenity has been achieved at the site, on balance the proposal is considered to be acceptable.



## **5. Recommendation**

### 5.1 Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30<sup>th</sup> August 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Jeffrey Atkins  
Strachan Design Associates Limited  
116 Byng Drive  
Potters Bar  
Hertfordshire  
EN6 1UJ

Application Ref: **2016/1154/P**  
Please ask for: **Darlene Dike**  
Telephone: 020 7974 1029

24 August 2016

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Flat C**  
**52 Roderick Road**  
**London**  
**NW3 2NL**

**DECISION**

Proposal:

Erection of a dormer and 2 rooflights to rear roofslope, installation of 2 rooflights to front roofslope, and alterations to fenestration and provision of Juliet balcony at rear second floor level.

Drawing Nos: Site Location Plan; 207 Rev A; SK 1; SK 2; SK 3; SK 4; SK 5; Design and Access Statement

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).

Executive Director Supporting Communities



- 2 The windows located on the proposed dormer extension at roof level shall be timber framed sashes and 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; 207 Rev A; SK 1; SK 2; SK 3; SK 4; SK 5; Design and Access Statement.

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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS1 (Distribution and growth); CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of

development on occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

Executive Director Supporting Communities

**DRAFT**

**DECISION**