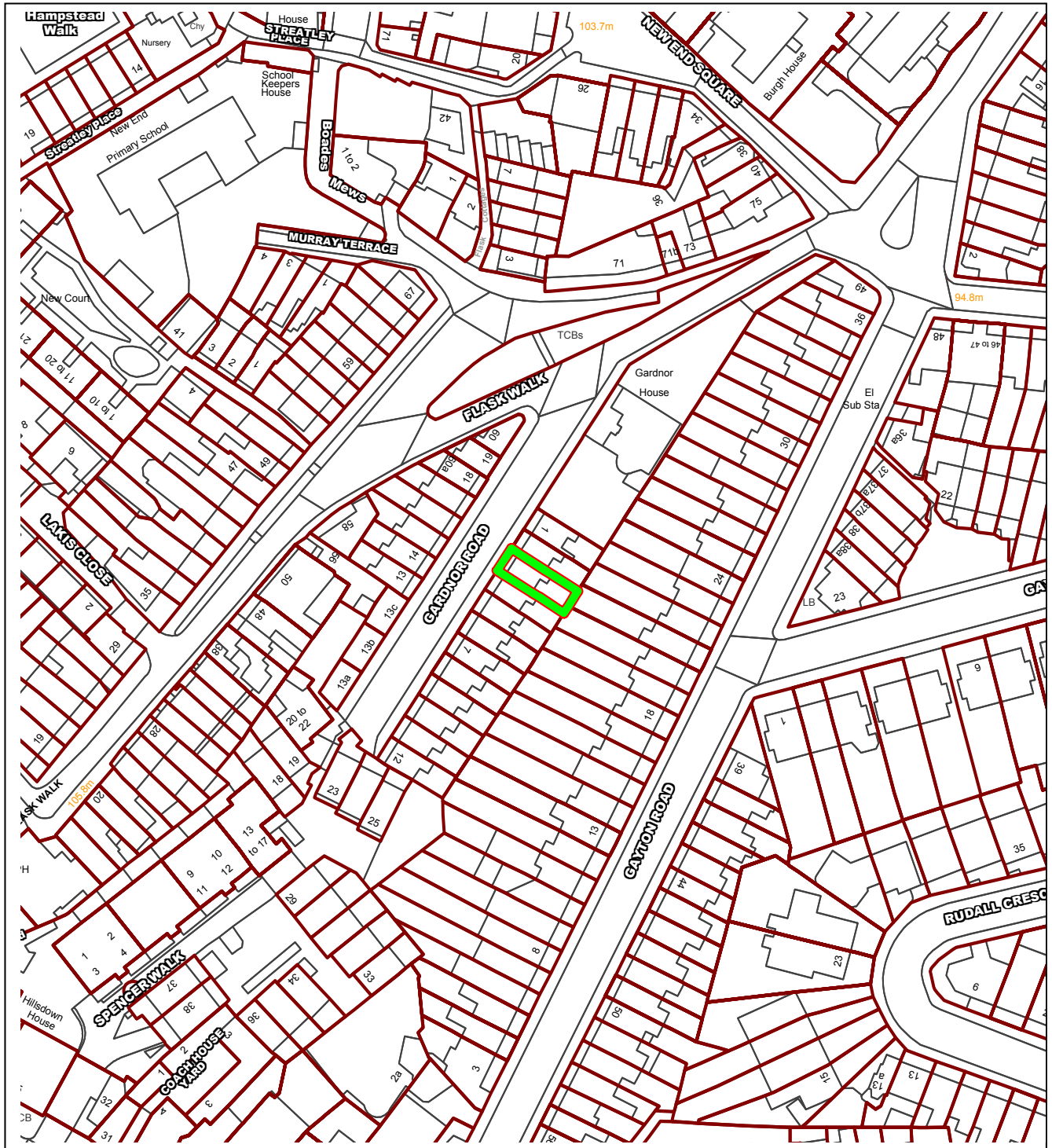


3 Gardnor Road NW3. 2016/1556/P



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Photo 1: Front Elevation



Photo 2: Rear Elevation

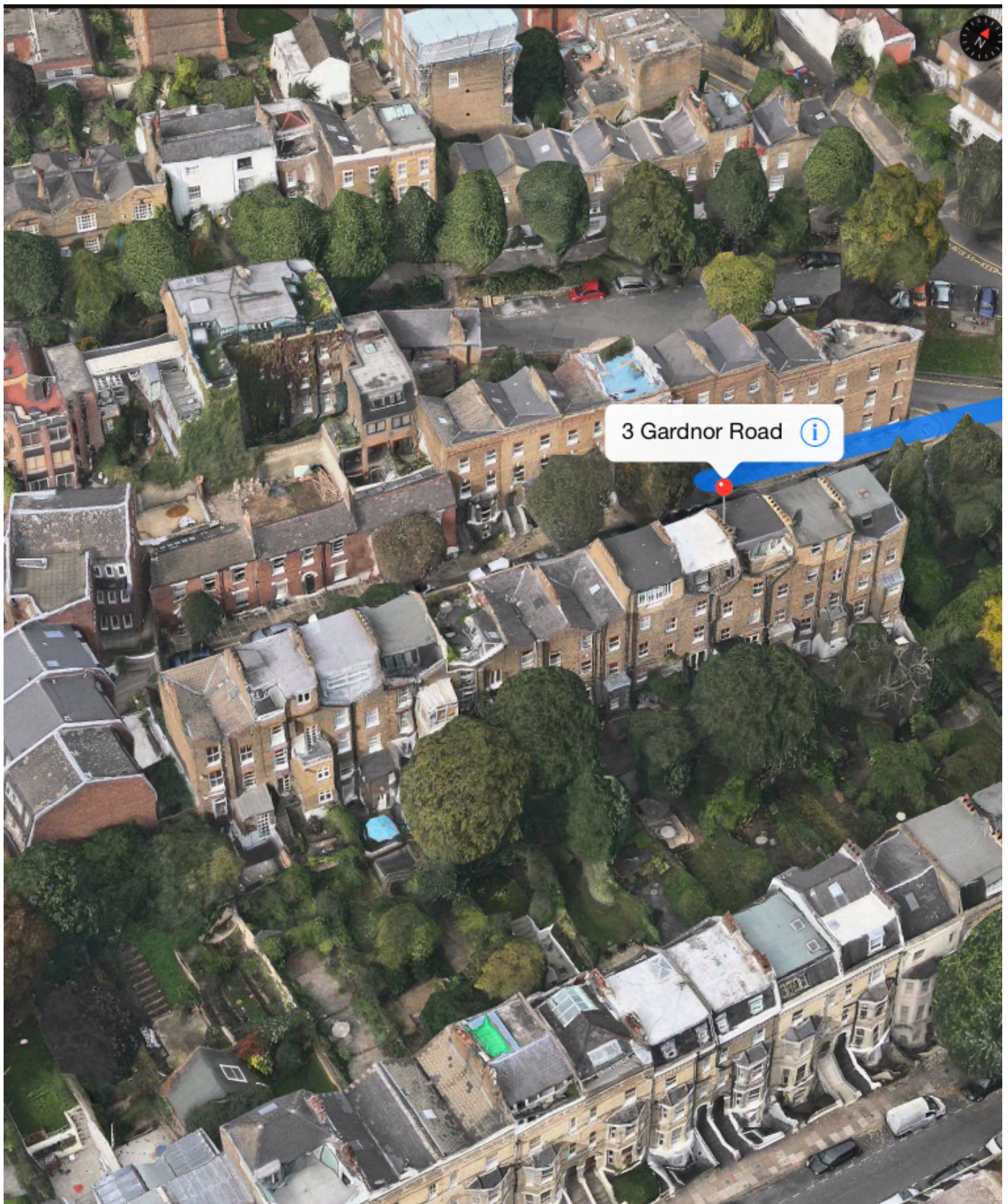


Photo 3: Aerial View showing mix of rear roof level alterations to terrace

Delegated Report		Analysis sheet		Expiry Date:	26/05/2016
(Members Briefing)		N/A / attached		Consultation Expiry Date:	28/04/2016
Officer			Application Number(s)		
Darlene Dike			2016/1556/P		
Application Address			Drawing Numbers		
3 Gardnor Road London NW3 1HA			Please refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a roof extension with glazed sliding doors, metal balustrade and metal handrail to rear; installation of replacement roof with rooflight and 2 gutters; repositioning of front mansard windows, replacement of hanging slate to front mansard to match existing and rebuilding of front parapet.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:	A site notice was displayed from 01/04/2016 to 22/04/2016. A press notice was published from 07/04/2016 to 28/04/2016. No responses were received from adjoining occupiers.					
Heath & Hampstead Society	The design of the rear-facing part of this extension in all-glass format, with full-width sliding doors behind a glazed balustrade, would lead to unacceptable overlooking and loss of privacy to adjacent houses and gardens in Gayton Road. Noise pollution could also be caused, by opening up the full width of the extension, so that it would effectively become a roof terrace. This would all be exacerbated by its height, at 3rd floor level. Please refuse. Officer's Response See paragraphs 5.1 and 5.2					

Site Description

The application site comprises a 3 storey, plus basement and attic, single dwellinghouse located on the south eastern side of Gardnor Road, close to the junction with Flask Walk. The property lies within a largely uniform terrace however various forms of extension are present at roof level.

The site is located in the Hampstead 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

27309 - Alterations comprising extension of roof and formation of a roof terrace. **Granted 15/02/1979**

2010/0127/P – Replacement of existing roof extension with a full width roof extension with rear roof terrace to provide additional accommodation to residential flat (Use Class C3). **Granted 06/04/2010**

2015/3968/P - Single storey rear extension to lower ground floor with partial roof terrace above and rebuilding of existing brick stairwell projection. **Granted 07/09/2015**

Neighbouring sites

1 Gardnor Road

2005/3452/P - Erection of a mansard roof extension to provide additional habitable accommodation for the single-family dwelling. **Granted 10/10/2005**

4 Gardnor Road

31800 - Conversion of the loft (with mansard roof extension) to provide additional accommodation. **Granted 27/05/1981**

6B Gardnor Road

PWX0002747 - Erection of mansard roof extension with 2 front dormer windows and 2 rear Velux rooflights, to provide additional accommodation for upper floor maisonette. **Granted 06/08/2001**

2011/5953/P - Loft conversion to provide front and rear mansard roof extension with windows to front and a dormer window to rear, including rear roof terrace to residential flat (Class C3). **Granted 18/01/2012**

9 Gardnor Road

2006/5827/P - Change of use of existing self-contained flat and maisonette to create a single dwellinghouse, plus erection of a mansard roof with two dormers to front and terrace to rear, and access structure from the upper ground floor to the lower rear garden. **Granted 13/02/2007**

10 Gardnor Road

PW9702731R1 - Alterations and extensions to the building including erection of new third floor (roof) level (with mansard roof), part glazed and part solid extension at basement level, terrace at ground floor level and new stairs to the garden following demolition of existing two storey rear extension. **Granted 26/05/1998**

12 Gardnor Road

2016/2798/P – Erection of (mansard) roof extension. **Granted 29/07/2016**

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

LDF Core Strategy and Development Policies (2010)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Hampstead Conservation Area Statement 2001

Assessment

1. Proposals

1.1 Planning permission is sought for the following works:

- Erection of a roof extension, to effectively infill the existing rear roof terrace, with a sloped rear roof profile in the mansard style. The proposed extension would be full width (measuring 4.9m across) and 2.7m in height, and its sloped mansard element would have a gradient of 73 degrees. The sloped rear roof element would feature glazed sliding doors which open on to a rear roof level Juliet balcony comprising metal balustrade and metal handrail, all constructed from powder coated aluminium with a subtle bronze finish.
- Installation of a new lead roof to replace existing bitumen felt roof. The new roof would raise the roof level by a maximum of 0.3m to accommodate adequate roof insulation, and would feature 2 gutters to the front and rear, hidden behind the roof fascia, and a full width openable rooflight
- Repositioning of two front mansard windows to better align them with fenestration to the façade below
- Replacement of hanging slate to front mansard with slate tiles to match the existing
- Rebuilding of upper portion of front parapet currently rendered in cement with London Stock and red brickwork to match existing lower portion

2. Revisions

2.1 In response to comments from Council planning officers the following amendments were made to the scheme:

- The application originally included the erection of a roof extension with a flat rear wall, which would have sat parallel to the rear elevation of the building. This very boxed roof profile was considered too bulky and dominant. The current proposals seek to install a roof extension with

a slanted rear profile, in the mansard style. It should be noted that whilst flat rear walls are present to the roof extensions at numbers 2, 5 and 11 Gardnor Road, permitted under references 36963, 36306 and 8500486 respectively, these are all historic permissions, the most recent being granted in 1985. There have been significant shifts in policy since these approvals, and as such they do not set a precedent for proposals here.

- Proposals to adjust the position of the two front mansard windows have been updated to better align them with windows to the façade below

3. Assessment

3.1 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)

4. Design

Roof Extension

- 4.1 Roof extensions with a mansard profile at the rear are a common feature of the terrace that 3 Gardnor Road sits within, and are present at properties at numbers 1, 4, 9 and 10 Gardnor Road (see relevant history). As yet unimplemented permissions have also been granted for mansard roof extensions at numbers 6B and 12 Gardnor Road (see relevant history). This forms an established pattern of additions and alterations at roof level of exactly the type sought by the present scheme, and given this precedent, the principle of a rear roof extension with mansard profile at 3 Gardnor Road is considered acceptable.
- 4.2 The proposal will result in some loss of outdoor amenity space, by essentially infilling the existing rear terrace at roof level; however, given the presence of a sizeable rear garden and deep terrace at ground floor level, the loss is considered acceptable.
- 4.3 The Hampstead Conservation Area Statement notes that roof extensions 'are generally more successful where the angled set back of the mansard is appropriately designed to reduce the impact of the extension' (page 23), a feat fully achieved by revising the scheme from a flat rear wall to the mansard profile now proposed. In terms of its form and scale the proposed roof extension largely complies with the guidelines within CPG1, which sets out the basic principles of good design for mansard roof extensions. Almost in keeping with guidelines the lower slope of the proposed roof extension would rise at angle of 73 degrees, only 3 degrees over the 60-70 degree gradient recommended within CPG1 (paragraph 5.17), a very minor overhang and so acceptable. The scheme also proposes an internal floor to ceiling height of 2.36m, where CPG1 indicates that a height of 2.3m is ideal (paragraph 5.15), and so largely complies in this respect too. The internal floor to ceiling height of 2.36m results in an overall height of 2.7m and the scheme proposes a width of 4.9m, allowing the rear roof extension to form a subordinate addition to the host property and Hampstead conservation area more widely, causing minimal visual disruption to the existing roofline within the terrace.
- 4.4 The detailed design of the roof extension is also acceptable as this too adheres with CPG1 guidelines. The rear roof extension is designed such that the sloped mansard element sits behind the parapet wall in accordance with CPG1 recommendations that 'the lower slope should rise from behind and not on top of the parapet wall, separated from the wall' (paragraph 5.17). In addition the proposal fully retains the valley profile to the rear parapet line, heeding CPG1 guidance that

'on buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable ...then the parapet should be retained' (paragraph 5.19) and in line with the Hampstead Conservation Area Statement which advises that 'where the principle of an extension is acceptable they should respect the integrity of the existing roof form.... in particular: the retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets' (page 63).

- 4.5 Fenestration to the roof extension, in the form of the three paned sliding doors proposed is also fitting; it is acknowledged that the doors feature significant glazing but this is no departure from the existing configuration, and the powder coated aluminium frames in a bronze finish would mimic the doors approved to the lower ground floor rear extension under permission 2015/3968/P (see relevant history) allowing for a harmony and uniformity to the use of materials to the rear elevation that is complementary. This would be furthered by the installation of a metal handrail and balustrade also in a muted bronze finish, which, retaining the position of the existing railings, to essentially form a Juliet balcony, would not add any additional clutter to the roofscape.

Replacement Roof

- 4.6 Proposals seek to replace an existing bitumen felt roof, with a new lead roof, a welcome alteration as it would vastly improve the quality of the roof material, and in line with DP24 'incorporate materials of an appropriately high quality...that complement or enhance a building or area' (paragraph 24.16). The replacement of the roof does entail raising the roof height slightly to accommodate sufficient roof insulation, but this is by the minimal extent of just 0.3m, and the new roof would still sit comfortably below the party wall parapet lines, and so would cause no harm in terms of its scale to the visual composition of the roofscape along Gardner Road. Consequently proposals to replace the existing roof are deemed acceptable.
- 4.7 The new roof features gutters to the front and rear which would not be visible at all from the streetscene or in wider views at the rear as they are sunken and masked by the roof fascia on both sides. Similarly, the proposed rooflight, though large and not entirely flush with the new roof, is deemed appropriate, as it would sit at the centre of an ostensibly flat roof, where it would not be perceptible in views from the street or neighbouring properties.

Mansard Windows

- 4.8 Alterations to the front mansard windows seek merely to reposition them in line with the façade windows below roof level, an aspect of the proposals which would contribute greater symmetry to the front elevation, and so is deemed appropriate. Proposals would involve the like-for-like reinstatement of the two windows, with no change to their material or configuration, with the frames to be the same widths as existing, and maintaining the same relationship with their reveals, and as such pose no harm to visual amenity.

Hanging Slate

- 4.9 The proposal also seeks to replace the hanging slate to the existing front mansard with slate tiles to match the existing. This is again a minor alteration which would improve the appearance of the front elevation and as such is encouraged, particularly as it fully complies with Hampstead Conservation Area Statement guidance that 'external works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area' (page 63).

Front parapet

4.10 The upper portion of the front parapet currently features an unoriginal section of cement render which is uncharacteristic to the side of the terrace that 3 Gardnor Road sits within, and so detracts from an otherwise pleasant homogeneity to the run of front elevations. The proposals seek to overcome this by rebuilding the upper portion of the front parapet in London stock brick, taking significant cues from the more attractive, intact parapet at 5 Gardnor Road. This is a welcome aspect of the proposal as it falls in line with Hampstead Conservation Area Statement guidance that 'in all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features' (page 61).

5. Amenity

Overlooking

5.1 The proposed roof extension is the only element of the scheme with the potential to harm amenity and it is not considered to raise any amenity issues. Given the location of the works at roof level, it is considered that there would be limited opportunities for overlooking or loss of privacy. Concerns have been raised that the glass format of the proposed rear roof extension could give rise to undue overlooking and loss of privacy to adjacent houses and gardens in Gayton Road; however, this is not considered to be the case. Firstly, with respect to the admittedly generous use of glazing, the proposal presents an arrangement no worse than the existing situation which features a paned door and two full height windows that occupy the full width of the current roof extension. Undue overlooking and a loss of privacy would not result from the use of glass within this proposal because it almost matches the current use of glass to the rear elevation at roof level, and as such would not exacerbate the existing situation.

5.2 Adjacent houses at 2 and 4 Gardnor Road are screened from the existing terrace/proposed Juliet balcony at roof level by the built up party walls of their own roof extensions such that not even oblique views to their windows at roof level are obtainable from 3 Gardnor Road. Given this, both adjacent properties are unlikely to experience any overlooking or loss of privacy at all as a result of proposals. The integration of a Juliet balcony into the roof extension means that it would afford views in to the rear gardens of properties on Gayton Road, however in assessing vulnerability to loss of privacy CPG6 states that 'the most sensitive areas to overlooking are...the part of a garden nearest to the house' (paragraph 7.4) and this is the part of the rear gardens on Gayton Road most distant from the proposed roof extension and associated balcony. Consequently, it is felt that any overlooking and subsequent loss of privacy that could occur in relation to the rear gardens of Gayton Road would be inconsequential in nature.

Noise

5.3 The objection lodged also stated that 'noise pollution could also be caused, by opening up the full width of the extension, so that it would effectively become a roof terrace' and that 'this would all be exacerbated by its height, at 3rd floor level'. For the purposes of clarification it is perhaps helpful to highlight that a roof terrace, albeit a small one, is already present at third floor level, and under this scheme it would be infilled and essentially reduced to a configuration resembling a Juliet balcony (though slightly atypical because of the slanted profile of the fenestration opening out on to it). Given the shift from an actively used roof terrace to sliding doors that open out on to a balustrade and handrails, it is felt that proposals would actually serve to reduce the intensity of the roof's use at the rear and as such would minimise the potential for occurrences of noise disturbance. In view of this, proposals are not considered to cause any harm to neighbour's amenity in terms of noise.

6. Recommendation

6.1 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 Monday 12th September 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 and search for 'Members Briefing'.

Mr Michael Drain
Michael Drain Architects
11-13 Market Place
London
W1W 8AH

Application Ref: **2016/1556/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

30 August 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**3 Gardner Road
London
NW3 1HA**

DECISION

Proposal:

Erection of a roof extension with glazed sliding doors, metal balustrade and metal handrail to rear; installation of replacement roof with rooflight and 2 gutters; repositioning of front mansard windows, replacement of hanging slate to front mansard to match existing and rebuilding of front parapet.

Drawing Nos: Site Location Plan (Ref. 0-001 Rev A); 0-015 Rev A; 0-021; 0-031; 0-1900; 0-014 Rev. A; 0-1114 Rev B; 0-1115 Rev A; 0-1121 Rev B; 0-1131 Rev B; 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.

Executive Director Supporting Communities



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 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 (Ref. 0-001 Rev A; 0-015 Rev A; 0-021; 0-031; 0-1900; 0-014 Rev. A; 0-1114 Rev B; 0-1115 Rev A; 0-1121 Rev B; 0-1131 Rev B; 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.

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