

Delegated Report		Analysis sheet	Expiry Date:	03/06/2016
		N/A / attached	Consultation Expiry Date:	24/06/2016
Officer			Application Number(s)	
Kristina Smith			2016/1987/P	
Application Address			Drawing Numbers	
14 Manley Street London NW1 8LT			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of pitched roof by flat roof on rear closet wing, installation of balustrade and conversion of window to door, all in association with creation of roof terrace at first floor level; raising of ground floor level windows on side elevation of rear closet wing				
Recommendation(s):		Refuse permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p><u>No's 12A and 16 Manley Street have objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Loss of privacy to no.16 Manley Street • Overlooking into bedroom at no.12 Manley Street • Drawings don't accurately reflect relationship between no.14 and no.16 Manley Street • Impact of privacy screen on daylight and sunlight (relates to previous proposal) • Raising of parapet would lead to sense of enclosure • Harm to original roof form which deserves protection in conservation area • No daylight study provided with application • Site notice removed too early 					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Primrose Hill Conservation Area Advisory Committee have objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Harmful to a terrace of positive contributors in a conservation area • Proposal would substantially harm the scale of the rear additions 					

Site Description

The application site refers to a maisonette at upper ground, first and second floor levels in a three storey (plus roof extension) mid-terrace property close to the junction with Chalcot Street.

The property is identified as making a positive contribution to the Primrose Hill Conservation Area.

Relevant History

12843 - Conversion of 14 Manley Street N.W.1 into one flat and one maisonette. **Permission March 1972**

8802149 - Erection of a roof extension for residential purposes. **Grant Permission with Conditions August 1988**

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (2012)

Paragraphs 12, 14, 17, 56-66, 126-141.

London Plan 2016

Policies 3.4, 3.5, 7.4, 7.6 and 7.8

Local Development Framework

Core Strategy (2011)

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2011)

DP2 – Making full use of Camden's capacity for housing

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG 1 – Design (2015) – Section 4

CPG 6 – Amenity (2011) – Section 7

Primrose Hill Conservation Area Advisory Statement (2000)

Assessment

1.0 Proposal

1.1 The applicant seeks planning permission for:

- Replacement of pitched roof with flat roof on rear outrigger wing and installation of balustrade in association with creation of roof terrace at first floor level
- Conversion of rear window to door at first floor level
- Raising of ground floor level windows on side elevation of rear closet wing

1.2 The following revisions were made since the initial submission:

- Rear glazed extension removed
- Raising of ground floor level windows on side elevation of rear closet wing

1.3 The main issues to consider in this case are as follows:

- Design and heritage;
- Impact on the amenity of adjoining occupiers;

2.0 Design and Heritage

2.1 Policy DP24 (Securing high quality design) requires that all developments, including alterations and extensions to existing buildings, will be expected to consider: a) the character, setting, context and the form and scale of neighbouring buildings; b) the character and proportions of the existing building, where alterations and extensions are proposed. Policy DP25 also notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

2.2 The proposal would see the original pitched roof converted to a flat roof to enable the installation of a roof terrace with balustrade. It would cover the entire length of the roof and be accessed by a new door replacing a window. Part of the pitch would be retained towards the eaves and rooflights would be installed on this section.

2.3 It is acknowledged that the original pitched roofs of the rear outriggers are an integral part of the character of the terrace and the wider conservation area, despite three of the pitched roofs having been converted to terraces. It is noted that there are no records of any planning permission granted for these conversions. Given that the adjoining property at no.16 is one of the three properties that have converted the pitched roof into a terrace, it is not considered that the proposal can be refused on design and conservation grounds, especially as part of the character is derived from the pair of roofs both being intact. Overall it is considered that the proposed flat roof with balustrade would not seriously harm the character or appearance of the host property, the wider terrace or the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.4 The proposal also includes raising three ground floor windows of the outrigger. This is considered to be an acceptable alteration which would not harm the character or appearance of the host property or the wider terrace.

3.0 Impact on the amenity of adjoining occupiers;

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of

daylight caused by a development on the amenity of existing occupiers.”

3.2 The terrace would extend down the full length of the outrigger which runs parallel to the outrigger of the property to the north, no.12 Manley Street. From the terrace, downward views could easily be achieved to the windows of the outrigger opposite which serve a bedroom. The distance between the windows would be less than 6m. It is acknowledged that views to this room could also be achieved from the ground floor outrigger windows of the application site; however it is considered that the terrace would bring about an intensification of views that would be unneighbourly, especially given that the full length terrace has the potential to accommodate several people. The terrace would also lead to angled views from its far corners back to the upper level habitable room windows of both main houses at nos. 12 and 16 Manley Street. The parapet wall between the outriggers of nos. 14 and 16 would not be a sufficient height to mitigate these views back to no.16.

3.3 The impact on privacy of the two neighbouring properties would contravene CPG4 (Amenity) which requires development to be designed to protect the privacy of existing dwellings to a reasonable degree, especially the most sensitive areas including bedrooms, living rooms and the part of the amenity space closest to the house. It also states that to ensure privacy, there should be a minimum distance of 18m between the two closest points on each building.

3.4 It is not considered that the impact could be overcome with a privacy screen of 1.8m height in either location, as the height of solid screen is likely to lead to an adverse impact on daylight/sunlight levels received to the habitable rooms of the neighbour at no.12. Furthermore, a privacy screen would add bulk and mass to the terrace at roof level which would be harmful in design and conservation terms.

3.5 Due to the large long size of the terrace and its location in close proximity of neighbouring properties, as opposed to other smaller balconies, it is also considered that the terrace could accommodate large parties of people which would be likely to give rise to a noise nuisance to neighbours.

4.0 Recommendation

4.1 Refuse planning permission on grounds of overlooking and noise nuisance.