

Delegated Report		Analysis sheet		Expiry Date:		16/01/2017	
		N/A		Consultation Expiry Date:		29/12/2016	
Officer				Application Number(s)			
Patrick Marfleet				2016/6351/P			
Application Address				Drawing Numbers			
31 Mackeson Road London NW3 2LU				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 (erection of single storey side/rear infill extension and rear dormer window with associated roof terrace) namely to install a glazed infill structure between the approved side and rear ground floor extensions.							
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	00	No. of responses No. electronic	01 01	No. of objections	01	
Summary of consultation responses:	<p>Site notice: 07/12/2016 - 28/12/2016 Press notice: 08/12/2016 - 29/12/2016</p> <p>The occupants of 34 Cressy Road objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The development of a wrap around structure would set an unfortunate precedent and be detrimental to preserving the character of these wonderful Victorian properties. 2. The already sanctioned rear extension is an unfortunate permitted development as, apart from its unsightly appearance, it will restrict enjoyment of the rear garden and adversely impact on neighbouring amenity. <p><i>Officer response</i></p> <p>1. The design and conservation impact of the proposal is discussed in</p>						

	<p>paragraph 2.2 of this report.</p> <p>2. This report is an assessment of the current application for a glazed infill structure and not the single storey side/rear infill development that was approved under permission reference 2016/0451/P.</p>
CAAC/Local groups comments:	Mansfield CAAC: No objection
Site Description	
<p>The application site is located on the north western side of Mackeson Road, close to its junction with Constantine Road, and relates to a three storey, mid-terrace property that remains as a single dwelling. This terrace of Victorian properties are characterised by ground and first floor bay windows and decorative entrance arches to the front with three storey closet wing structures to the rear.</p> <p>The site is located within the Mansfield Conservation Area, it is not a listed building but is identified as making a positive contribution to the character of the conservation area.</p>	
Relevant History	
<p><u>Application Site</u></p> <p>2016/0451/P - Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace, approved (31/03/2016).</p> <p><u>Neighbouring Site</u></p> <p><u>25a Cressy Road</u></p> <p>2009/2541/P - Enlargement of a rear extension and alterations to rear fenestration as an amendment to planning permission dated 22nd January 2008 (ref.2007/6008/P) for the erection of single storey infill side extension to ground floor flat (Use Class C3) approved 28/07/2009.</p> <p>2007/6008/P - Erection of single storey infill side extension to ground floor flat (Use Class C3) approved 22/01/2008.</p> <p>2007/3127/P - Single storey rear extension to ground floor flat (Use Class C3), approved 11/09/2007.</p>	
Relevant policies	
<p>National Planning Policy Framework (2012)</p> <p>London Plan (2016)</p> <p>LDF Core Strategy and Development Policies (2010) CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving our heritage</p> <p>DP24 Securing high quality design DP25 Conserving Camden's Heritage</p> <p>Camden Planning Guidance CPG1 Design (2015)</p>	

Mansfield conservation area appraisal and management strategy 2008

Assessment

1.0 PROPOSAL

- 1.1 Permission is sought for the erection a glazed infill structure that would occupy the space between the southern elevation of the rear extension and western elevation of the side extension approved under application reference 2016/0451/P dated 31/03/16. The proposed development would have a height of 2.1m, a width of 1.2m and a depth of 2m and would increase the size of the kitchen/dining space at the site.

Revisions

- 1.2 The proposed plans initially submitted as part of the previous scheme (2016/0451/P) included a large rear dormer and roof terrace along with a single storey side/rear infill extension that wrapped around the existing three storey closet wing of the property. The proposals were considered to represent over dominant additions that failed to respect the character and setting of the host and neighbouring dwellings and appearance of the surrounding conservation area.
- 1.3 It was made clear to the applicant that the single storey wrap around structure was considered unacceptable in design terms and that the corner section linking the rear and side elements of the development would need to be removed before it was considered to have an acceptable impact on the character of the host dwelling and surrounding conservation area. The applicant subsequently reduced the size of the dormer window and removed the aforementioned section of the ground floor extension from the plans and permission was granted.
- 1.4 The current application now proposes the infilling of the gap between the approved side infill and rear extensions that the Council spent considerable time negotiating the removal of with the applicant as part of the recently approved scheme. Whilst it is acknowledged that the proposed glazed structure is a lightweight structure it would create an unsympathetic wrap around extension, occupying a piece of land which is considered fundamental in retaining the original character of the application site and neighbouring terrace of properties. It is for these reasons that no revisions to the proposed plans have been sought in this instance.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Conservation; and
- Amenity of neighbouring residential occupants;

2.2 Design and Conservation

- 2.2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: *Development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.* Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.2.2 Furthermore, Paragraph 4.10 of Camden's Design guidance document (CPG1) states that rear extensions should be designed to:

- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space.

2.2.3 The proposed development would effectively create a single storey wrap around structure which is considered to form an over-dominant addition that would detract from the architectural composition of the original building and interrupt the established character and uniformity of the rear elevations of the neighbouring terrace of properties along this side of Mackeson Road, which is contrary to the above guidance.

2.2.4 Furthermore, whilst there are several single storey side/rear infill extensions to neighbouring properties along Mackeson Road there are few examples of extensions that wrap around the original closet wing of the property. It is noted that No.11 Mackeson Road has an existing single storey conservatory to the rear that wraps around the closet wing of the site and part away along the existing side elevation, however; this demonstrates the over dominant and unsympathetic impact a development of this kind has on the original character of a property and should not be used a justification for similar developments in the area.

2.2.5 The planning statement submitted by the applicant also makes reference to the existing side infill extension at No.7 Mackeson Road. Whilst this development could be seen to represent a wrap around structure the rear element only projects approximately 0.7m beyond the rear elevation of the existing closet wing at the site, and has a minimal impact on the original character of the property. This limited rearward projection contrasts with the 2.1m deep rear extension approved at the application site and the overdominant impact a wrap around of this size and depth would have on the character and setting of the host and neighbouring dwellings.

2.2.6 The following extract from the Mansfield conservation area appraisal and management strategy (2008) further supports the Councils stance against the proposed development and underlines the importance of maintaining the historic pattern of rear elevations;

Within the Mansfield Conservation Area there are many interesting examples of historic rear elevations. 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.

2.2.5 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. The proposed extension is not considered acceptable as it would represent an uncharacteristic feature in a row of largely unaltered rear elevations and would fail to preserve or enhance the character of the surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

Daylight / Sunlight / Outlook / Privacy

2.3.1 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.

- 2.3.2 Whilst the proposed glazed infill extension would occupy an additional 3.2sqm section of land along the shared boundary line with 29 Mackeson Road its height of 2.2m would ensure it remained concealed by the raised party wall at the site and would not cause an undue loss of light or outlook to the neighbouring occupiers as a result of its development.

3.0 Recommendation

- 3.1 The size, design and location of the proposed infill extension is considered to undermine the architectural integrity of the host property, harming its appearance and the uniformity of the neighbouring rear elevations, to the detriment of the special character and appearance of the surrounding conservation area contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 3.2 Refuse planning permission