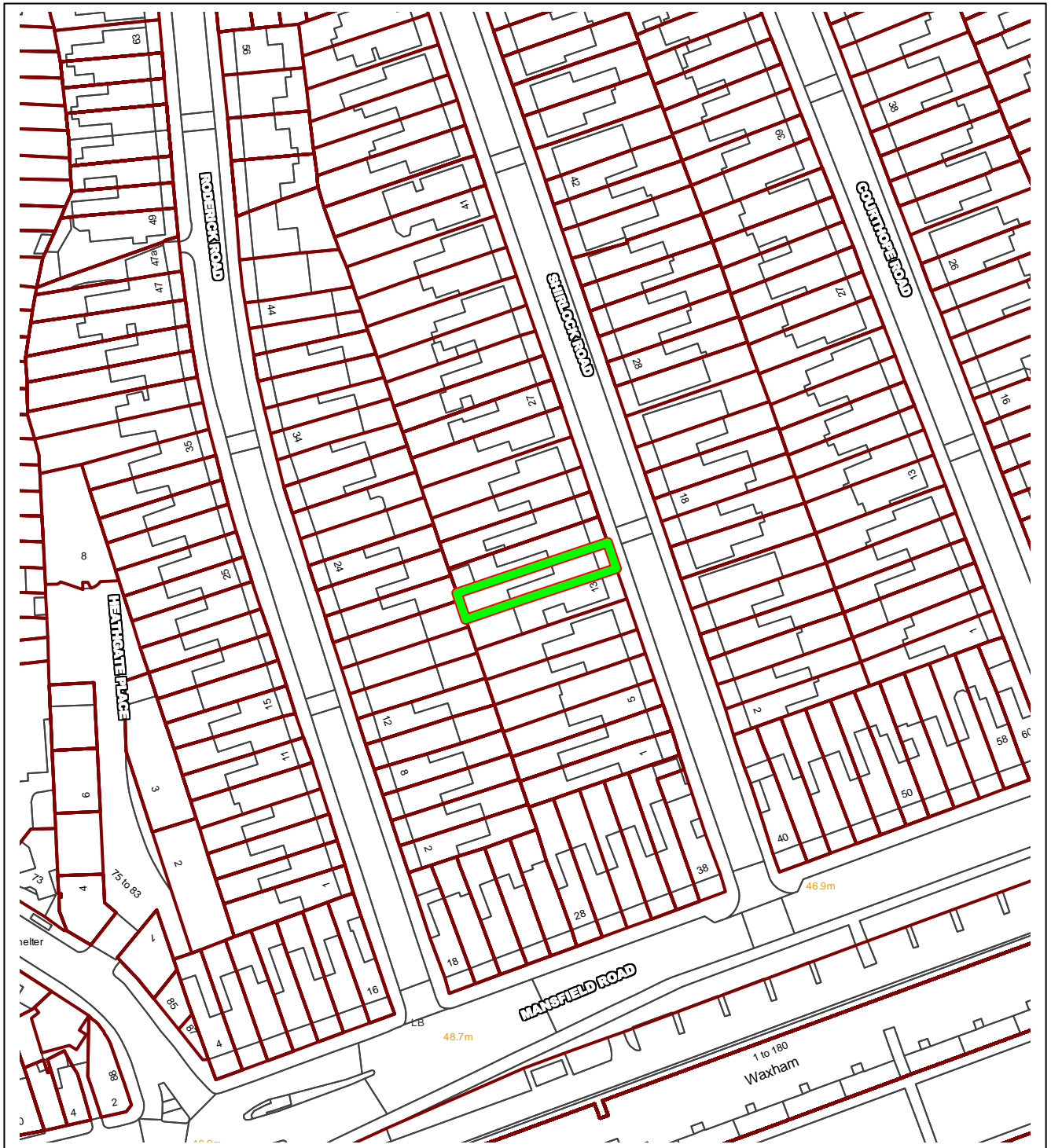


2016/6739/P 15 Shirlock Road



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Figure 1 – Rear Elevation



Figure 2 – View to East of application site.



Figure 3- View to West of application site.



Figure 4 – View of side infill



Figure 5 – View of remaining private amenity space

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date:	02/02/2017
				Consultation Expiry Date:	12/01/2017
Officer			Application Number(s)		
Helaina Farthing			2016/6739/P		
Application Address			Drawing Numbers		
15 Shirlock Road London NW3 2HR					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey replacement rear extension with terrace above, side extension and dormer to the rear roofslope, and alterations to existing second floor extension of dwellinghouse (Class C3).					
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	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed from the 15/12/2016, expiring on the 05/01/2017 and a public notice was published in the Ham & High on the 22/12/2016.</p> <p>No letters of objection have been received following the consultation period.</p>					
CAAC/Local groups* comments: Mansfield CAAC	<p>The Mansfield CAAC was notified and objected on behalf of themselves on the following grounds.</p> <p>CAAC Comments</p> <ol style="list-style-type: none"> 1. The proposed rear dormer would be out of keeping with the CA guidelines in size and position; 2. The new terrace first floor level is similar to many current examples, however would lead to a local loss of privacy. <p>Officer Comments</p> <ol style="list-style-type: none"> 1. See paragraph 2.5 & 2.11 of the assessment section of the report. 					

Site Description

The subject site relates to a three-storey Victorian terrace house located on the southern side of Shirlock Road.

The property is located within the Mansfield Conservation Area. Although not a listed building, the building is noted as a positive contributor in the Mansfield Conservation Area Appraisal and Management Strategy.

Relevant History

2015/5366/P – 23 Shirlock Road; *Erection of a single storey side infill extension to the rear*. Granted 20th November 2015.

2013/1552/P – 9 Shirlock Road; *Erection of single storey rear extension at ground floor level of single dwelling house (Class C3)*. Granted 23rd May 2013

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, with amendments since 2016 (sections 7.4 Local Character and 7.6 Architecture)

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 Draft Local Plan 2015*

Policy A1 (Managing the Impact of Development);

Policy D1 (Design).

Policy D2 (Heritage)

* The emerging Local Plan is now reaching the final stages of its examination. It is a material consideration, however until the publication of the Inspector's report (expected April 2017) Local Plan policies should be given limited weight.

Camden Planning Guidance 2011

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

Mansfield Conservation Area Appraisal and Management Strategy (2008)

Assessment

1.0 Proposal

1.1 planning permission is sought for a;

- Single storey side infill extension, approximately 7m in depth and 2.5m in height. The extension would be finished in materials to match the existing with metal framed windows and surround artificial slate;
- Replacement of the existing ground floor extension with an extension that is reduced in depth;
- Creation of first floor terrace to the ground floor rear extension with metal railing balustrade;
- Erection of metal railings to the existing second floor roof terrace and addition of new metal sliding doors and surrounds to existing extension at second floor level;
- Replace the existing first floor rear window with a larger modern window, equally to serve as a door to the new terrace;
- Erection of dormer that is approximately 4m in width and 3.2m in height with metal railings.

1.2 Revisions -The terrace balustrading has been changed from glass to metal railings.

2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity.

Design

2.2 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. These aims are reflected in draft local plan policies D1 and D2.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The projection of the side infill extension at a height of 2.5m on the boundary would not impact adversely on the host building. Taking into account the size and scale of the host building, the proposed extension is considered to be subservient. The proposal is consistent in terms of scale as the planning application approved in 2015 at no. 9 and no. 23 (ref: 2013/1552/P and 2015/5366/P) for similar schemes. The ground floor extension would be finished in materials to match the existing. Whilst the development would include modern glazing, this is not considered to adversely impact upon the character of the conservation area.

- 2.5 The proposed rear extension would be reduced in depth from the existing at 3.1m to the proposed at 1.8m from the end of the existing building. The proposed rear extension is therefore considered reduce the scale and bulk at the rear. The proposed works at ground floor level ensure that over 50 per cent of the existing garden space would be retained. The rear extension is therefore considered to be acceptable.
- 2.6 The proposed rear dormer would be modest in size and sit comfortably within the roofslope. The dormer would be set back from the ridge and sloped edge of the hipped roof by 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). The materials are proposed to match the host property and would not be out of character with the area. Therefore, the proposed dormer is considered acceptable in terms of design, positioning and scale. Further to this, it is noted that along the southern terrace there is a predominant pattern of roof dormers that have been erected. The introduction of the dormer into the roofscape is not out of character for the area.
- 2.7 The creation of the first floor roof terrace and the introduction of the metal railings both at first floor level and second floor level is considered to be acceptable and in keeping with the wider terrace and therefore considered to be of acceptable design and material.
- 2.8 The modernising of the existing second floor extension through the introduction of glazing is considered to be an appropriate amendment and results in the establishment of a more lightweight structure. Within the terrace there is an array of design and materials and as such the modern alterations are considered as acceptable amendments.

Amenity

- 2.9 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, overlooking, outlook and implications on 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." These aims are reflected in draft local plan policy A1.
- 2.10 The proposed side infill extension is not considered to adversely impact on the amenity of the adjoining property. The height of the side infill would be 2.5m and sits 1.5m above the existing fence height. It is considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure. The applicant has provided a daylight and sunlight assessment, demonstrating compliance with the BRE assessment.
- 2.11 The rear dormer, sited at roof level and modest in size, would not impact or neighbours great enough to pose amenity issues. The rear dormer would be located high within the roofslope and the windows would face the rear the property, therefore minimal loss of light or overlooking shall occur.
- 2.12 The creation of the roof terrace at first floor level would not adversely impact on the amenity of the adjoining occupiers. There is a prevalence of roof terraces along the southern terrace, which allows for mutual overlooking. The positioning of the terrace at first floor level is therefore considered to be acceptable.
- 2.13 The existing terrace at second floor has been in situ for over four years and therefore on a balance of probabilities is considered to be lawful. The impact on the adjoining properties with regards to overlooking and loss of privacy is same as existing. Notwithstanding this, it is acknowledged that within the terrace there is a precedent of roof terraces at second floor

level therefore the terrace is not out of character with the existing terrace.

3.0 Recommendation

- 3.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 20th February 2017, 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 Robert Dye
Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Application Ref: **2016/6739/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

15 February 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Sherlock Road
London
NW3 2HR

DECISION

Proposal:

Erection of extension to the side of the existing dwelling house at ground floor; roof dormer to the rear of existing dwelling house; first floor roof terrace to the rear and alterations to the rear existing second floor extension (Class C3).

Drawing Nos: EX; 000; EX001; EX002; EX003; EX004; EX005; EX101; EX102; EX201; EX202; EX203; EX300; PA000; PA001A; PA002; PA003; PA004A; PA005; PA101A; PA102A; PA201A; PA202; PA203; PA301; Design and Access Statement prepared by Robert Dye dated December 2016.

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

Executive Director Supporting Communities



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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the emerging local plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EX; 000; EX001; EX002; EX003; EX004; EX005; EX101; EX102; EX201; EX202; EX203; EX300; PA000; PA001A; PA002; PA003; PA004A; PA005; PA101A; PA102A; PA201A; PA202; PA203; PA301; Design and Access Statement prepared by Robert Dye dated December 2016.

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