

Delegated Report		Analysis sheet		Expiry Date:		28/09/2012	
(Members Briefing)		N/A		Consultation Expiry Date:		06/09/2012	
Officer				Application Number(s)			
Angela Ryan				2012/4007/P			
Application Address				Drawing Numbers			
87 Savernake Road London NW3 2LG				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two dormers with Juliet balconies to the rear roofslope and enlargement of entrance gate on east (Shirlock Road) elevation in association with existing residential units (C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	9	No. of responses	1	No. of objections	1
				No. Electronic	1		
Summary of consultation responses:		<p>A site notice was displayed between 10/08/12 and 31/08/12 and a notice published in the local press on 16/08/12 which expired on 06/09/12. One letter of objection has been received from the occupier of Flat 3, 89 Savernake Road. A summary of the objections are as follows:-</p> <ul style="list-style-type: none"> - Loss of privacy by virtue of the overlooking created by the proposed balconies - Noise Nuisance - Balconies may attract unsightly clutter such as aerials, satellite dishes or washing. <p>(Officer's response: Please see section 3 of this report in respect of privacy, noise issues. In respect of clutter there is considered to be limited opportunities owing to the modest size of the railings)</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Mansfield Road CAAC: Were formally consulted and object on the grounds that the juliet balconies will create an unattractive effect on the rear part of the original roof and may well create a precedent for even worse proposals. (Officer's response: Please see section 2 of this report. In respect of precedent any future nearby applications would be judged on the individual merits of that proposal).</p>					
Site Description							
This site comprises a three storey end-of-terrace property located on the corner of Savernake Road and Shirlock Road and is currently sub-divided into 5 self-contained flats. It lies within a terrace of similar buildings where the predominant land-use is for residential purposes.							
The site is not listed but is within the Mansfield Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.							

Relevant History

87 Savernake Road

2007- Planning permission **granted** for excavation to basement to create additional habitable floorspace for ground floor flat (Class C3) together with removal of door at rear. (Ref: 2007/1195/P)

2009- Planning permission **granted** for change of use and works of conversion from 5 residential units to 4 residential units, erection of two dormers on rear roof slope, creation of a roof rear roof terrace with associated balustrading on top of two storey rear addition, and new timber door at first floor level. (2009/1294/P)

2011- Planning permission **granted** for enlargement of rear basement external doors and garden lightwell as amendment to planning permission 2007/1195/P granted 25/05/2007 for excavation of basement to create additional habitable floorspace for ground floor flat (Class C3) (2011/2889)

2012- Permission **refused** for the erection of two dormers with Juliet balconies to the rear roof slope and provision of entrance gate on east (Shirlock Road) side wall in association with residential units (Class C3) (2012/1605/P).

89 Savernake Road

2001- Planning permission **granted** for alterations to provide a roof terrace and enlargement of existing rear dormer window. (PEX0000530)

95 Savernake Road

1986- Planning permission **granted** for the alterations to second floor and roofspace comprising installation of a rear dormer window and balcony and new doors to second floor rear extension (8600094)

97 Savernake Road

1981- Planning permission **refused** for works of conversion and change of use to form 3 x 1 bedroom flats, 1 x 2 bedroom flat and 1 x 2 bedroom maisonette, including the erection of a rear extension with roof terrace at second floor level, a ground floor rear extension and dormers at front and rear. (33004[Click [here](#) and type])

Relevant policies

LDF Core Strategy and Development Policies

Core policies:

CS1- (Distribution and growth)

CS5- (Managing the impact of growth and development)

CS14- (Promoting high quality places and conserving our heritage)

Development policies:

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

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

Camden Planning Guidance 2011:

CCPG 1- Chapter 1- Introduction; **2-** Design excellence; **4** – Extensions, alterations and conservatories; **Chapter 5** – Roofs, terraces and balconies

CPG 6- Chapter 7- overlooking, privacy and outlook

Mansfield Conservation Area Appraisal and Management Strategy 2008

National Planning Policy Framework 2012

London Plan 2011

Assessment

1.0 Proposal:

1.1 The applicant seeks to install two dormers in the form of casement doors, with Juliet balconies on the rear roof slope together with the provision of an enlarged entrance gate on east (Shirlock Road) side boundary wall.

1.2 During the course of the application the Juliet balconies have been revised to be flush with the proposed basement doors, thus resulting in the roof apron being pushed back also.

1.3 The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

2.0 Impact on the character and appearance of the host building and conservation area

2.1 Policy DP24 seeks to secure a high standard of design and in assessing proposals will take into account the impact of development on the character and proportions of the existing building as well as the quality of materials to be used. Core Strategy policy CS14 and Development Policies DP25 seek to preserve and enhance the character and appearance of conservation areas. Policy DP25 states that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Paragraph 5.11 in CPG 1 stipulates that full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures,

although it is acknowledged by the CPG in paragraph 5.23 that balconies can provide valuable amenity space for flats that would otherwise have little or no private exterior space.

2.2 The conservation area statement states that roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions or where its architectural style would be undermined by any addition. It should be noted that there are existing dormers on the rear roofslopes along this terrace of buildings along Savernake Road which are clearly visible from Roderick Road.

2.3 The rear of the site is visible from Shirlock Road to the east of the site and Roderick Road to the west. The proposed casement doors are set back from the eaves of the roof (0.5m). There are examples of large and small dormers within this terrace of 6 properties which are visible from Shirlock and Roderick Roads, while unimplemented dormers were approved at the application site in 2009 (See relevant planning history). Those proposed are considered to be of a sympathetic scale and proportion in terms of their relationship with the host building, maintaining at least a 0.5m gap from the eaves, hip and ridge of the roof to ensure sufficient separation at this point and result in additions which would not dominate the roof level or the hierarchy of the rear of the building as a whole. Although the dormers would be visible from Shirlock Road they would not interrupt an unbroken roofline. It is considered that the dormers have been sensitively designed and relate well to the building in terms of scale and bulk. It is proposed to install traditional timber sash casement doors to relate to the existing openings on the lower floors. Immediately in front of the dormers it is proposed to install Juliet balconies, with the doors of the dormers opening inwards to allow opening at this point. The railings associated with the Juliet balconies will rise above the apron of the roof by 0.3m, representing a modest addition at this point. In overall terms it is considered the proposed dormers would not harm the character and appearance of the host building or the wider conservation area. This proposal also overcomes the reason for refusal of an earlier application submitted in 2012.

2.4 The proposed enlarged gate has not yet been installed, although the side boundary wall has been altered to accommodate it. It is considered that the repositioning and enlargement of the side gate is appropriate as this element of the proposal would not unduly harm the character and appearance of the conservation area given that the boundary wall and gate are to the same height as the previously proposed scheme (Ref: 2007/1195/P) and therefore no design issues are raised. In addition this did not form a reason for refusal of the 2012 application (See relevant history). A concern has been raised in respect to the applicants using the rear garden space for car parking. As this does not form part of the application a refusal of the application on this basis cannot be sustained. It is recommended that an appropriate informative is attached to the decision notice informing the applicant of the need for permission and highways approval in the event of the above. At present there is no crossover enabling vehicular access at this point and the highway space in front of the wall is used for on-street parking bays. If an application were to be submitted for a crossover this would be refused as it would lead to the loss of an on-street parking bay in an area which already suffers from parking stress. An informative will therefore clarify this to the applicant. The applicant has denoted that the space will be used for secondary access to the basement/ground floor flat, for the manoeuvring of white goods and refuse disposal.

3.0 Amenity:

3.1 Objections are raised in respect of overlooking onto the existing terrace located at the rear of the site at second floor level. It is considered that the proposal would not create any significant additional overlooking over and above that which already exists by virtue of the existing openings located at rear third floor level. Moreover the design of the proposed Juliet balconies have been revised so that they are flush with the casement doors, and would thus restrict the potential for overlooking.

Recommendation: Approve

DISCLAIMER

**Decision route to be decided by nominated members on Monday 24th September 2012.
For further information please click [here](#).**