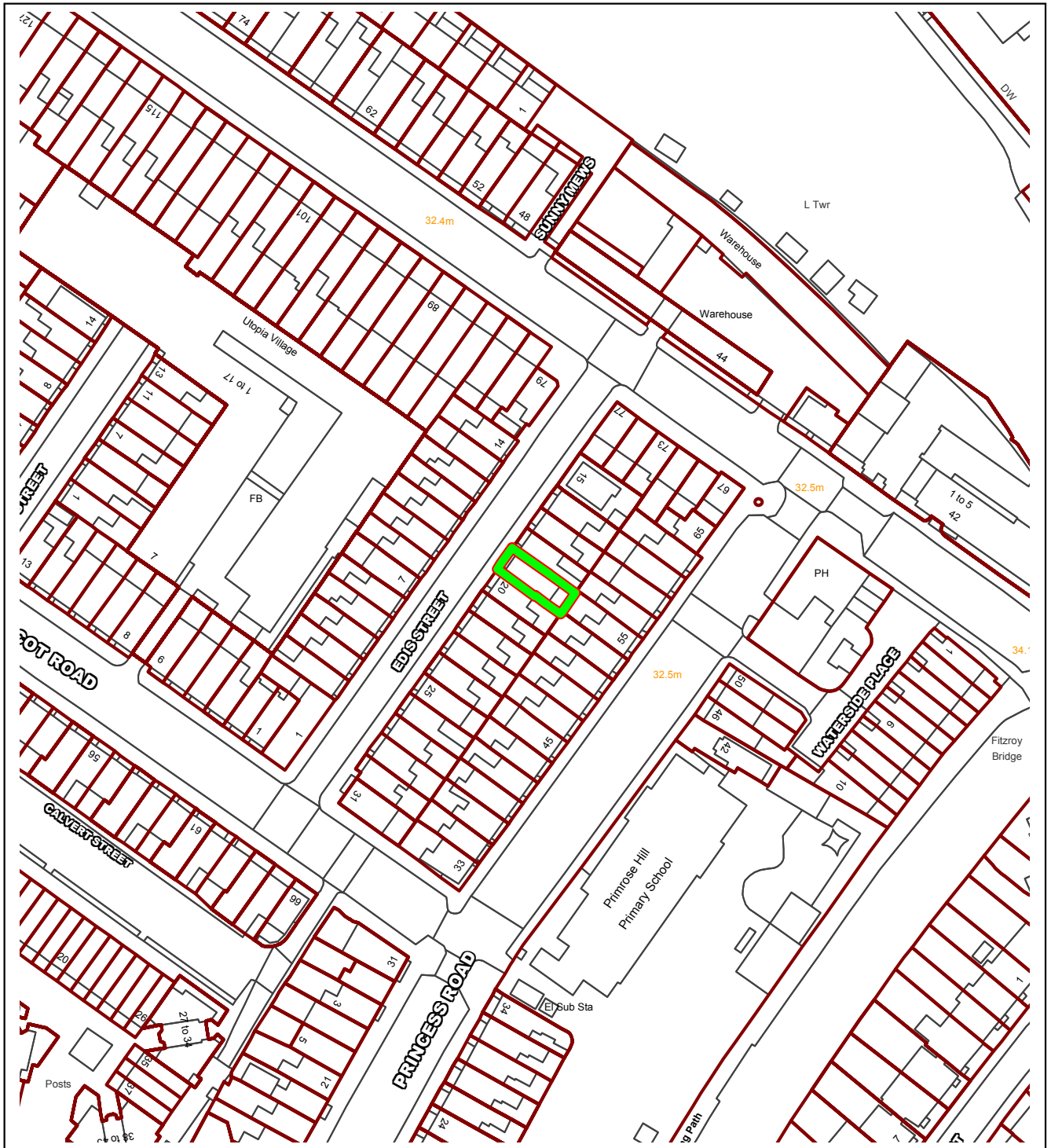


19 Edis Street 2017/2656/P



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Photo 1: Front elevation

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	05/07/2017
		N/A / attached	Consultation Expiry Date:	29/06/2017
Officer			Application Number(s)	
Laura Hazelton			2017/2656/P	
Application Address			Drawing Numbers	
19 Edis Street London NW1 8LE			Please refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Demolition of existing roof extension and erection of new mansard roof extension with 2 front dormers and 3 rear rooflights; alterations to lower ground floor rear fenestration; lowering of lower ground floor level by 400mm.				
Recommendation(s):	Grant planning permission subject to S106 Legal Agreement			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>The application was advertised in the local press on 08/06/2017 until 29/06/2017 and site notices were displayed on Edis Street and Princess Road between 02/06/2017 and 23/06/2017.</p> <p>No objections were received from neighbouring residents.</p>					
CAAC/Local groups* comments: *Please Specify	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) objected on the following grounds:</p> <ol style="list-style-type: none"> 1. The front dormers are too far forward and would give the roof an over-dominant appearance, contrary to design guidance. 2. No objection to rear rooflight. 3. Object to the lower ground floor – drawings of rear elevation as proposed and lower ground floor as proposed are inconsistent. <p><i>Officer Response</i></p> <ol style="list-style-type: none"> 1. <i>The positioning of the two front dormers would be in line with the properties to either side, which is considered acceptable and would give a more uniform appearance to this part of the terrace.</i> 2. <i>Noted.</i> 3. <i>There do not appear to be inconsistencies between the drawings. The building already features a lower ground floor, and part of the existing floor level will be lowered slightly by 400mm.</i> 					

Site Description

The application property is a three storey mid-terrace property on the east side of Edis Street. The property is constructed in London stock brick with decorative stucco features to the front elevation. The application building features a mansard roof extension with two front dormer windows, as do many of the properties in Edis Street.

The property is located within the Primrose Hill Conservation Area. Although not a Listed Building, the property is identified as making a positive contribution to the character and appearance of the conservation area.

It is a single dwelling house and has an Article 4 Direction concerning extensions and alterations. The surrounding area is predominantly residential.

Relevant History

Site-

9400753 - The construction of a mansard storey, alterations to and the extension of the existing rear roof terrace at first floor level. Granted 18/11/1994.

Other sites-

No.17 - 2016/7041/P - Erection of mansard roof extension and single storey rear infill extension; replacement of 4 x rear sash windows with matching windows; lowering of ground floor level by 15cm; installation of new French doors and bricking up of existing door within front lightwell; removal of metal staircase and replacement with a platform lift. Granted 21/04/2017.

No. 18 - PEX0100128 – Erection of a third floor roof extension – granted 09/10/2001.

No. 20 - CTP/J10/4/3/28721 - Erection of a roof extension. Granted 04/09/1979.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG1 (Design)

CPG6 (Amenity)

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following:

- Demolition of the existing mansard roof extension with 2 x front dormer windows and 2 x rear rooflights, measuring 2.6m tall.
- Erection of replacement mansard roof extension measuring 2.6m tall, with 2 front dormer windows (measuring 1.3m wide, 1.4m tall and 0.7m deep), 3 x conservation style rooflights to the rear (measuring approximately 70cm x 70cm) and 1 x rooflight to upper roof measuring 1m x 80cm which would project by 10cm. The front and rear roofslopes would match the design, pitch and projection of that built next door at no.18.
- Lowering of two thirds of the lower ground floor level by 40cm.
- Alterations to lower ground floor rear fenestration; namely, the installation of aluminium-framed bi-folding patio doors.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property as well as that of the wider Primrose Hill Conservation Area); and
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 Design and Impact on Conservation Area

3.1 The proposal is considered to comply with the relevant Local Plan Policies D1 (Design) and D2 (Heritage). Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Mansard roof extension

3.2 CPG1 (Design) states in paragraph 5.7 that roof alterations are likely to be acceptable where there is an established form of roof alteration within a terrace or group of similar buildings. Similarly, the Primrose Hill Conservation Area Statement states that where roof extensions are acceptable, the type of extension likely to be acceptable depends upon the existing roof form and the predominant form of extension within a building group. Furthermore, although the Primrose Hill Conservation Area Statement property describes the property as a positive contributor to the area, it is not listed as a property where a roof extension and alteration would be considered unacceptable.

3.3 The application building, along with the majority of the properties along Edis Street, already features a mansard roof extension but set back behind the front building line. The proposals involve the erection of a replacement mansard which would be fairly similar in appearance, but would bring the line of the front elevation forward so that it sat parallel to the neighbouring mansards at nos. 18 and 20 either side. The two front dormer windows would be the same dimensions as the existing windows, and to the rear, the existing 2 rooflights would be replaced with 3 conservation style rooflights of the same size. Essentially the new mansard would match that built next door at no.18 in terms of dormer design and size, roofslope angle and setback; no. 18 was approved in 2001 when design guidance and policies were similar to those currently in force.

3.4 Although the dormer would sit further forward and would therefore be more prominent in the streetscene, this would not appear as an incongruous addition in this context, given the fact that there are a number of highly visible roof extensions of all sizes and designs and that it would match those on either side. The roof extension is therefore considered to preserve the character and appearance

of the host building, the streetscene and the wider conservation area.

3.5 The mansard would be of a traditional design with a 70 degree angle set behind the front and rear roof parapets. It would be clad in slate tiles with timber framed windows which would match the existing fenestration style. Likewise, the rear rooflights would be conservation-style, sitting flush with the rooflight which is considered acceptable. Although the rooflight at rooftop level would project slightly by 10cm, it sits towards the middle of the roof and would not be visible in public and most private views.

3.6 Overall, the proposed roof extension is considered acceptable in terms of its size, detailed design and materials. 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.

Alterations to rear fenestration

3.7 The proposals involve the replacement of the existing rear patio door and 2 windows at lower ground floor level with a set of bi-folding aluminium-framed doors. These would be a minor alteration, subject to very limited private views from the rear windows of neighbouring buildings and are not considered to cause harm to the character and appearance of the host building or wider conservation area.

Lowering of floor level

3.8 The proposal includes the lowering of approximately 38sqm of the lower ground floor level (two thirds of the overall floor space) by an additional 400mm to increase the internal head height which is currently below Camden's minimum requirement of 2.3m. It would increase the head height to 2.6m and improve the residential standard of this room.

3.9 The excavations would not exceed 0.5m in depth and therefore do not require a Basement Impact Assessment to be submitted. It is minimal in depth and does not go below existing foundations; it would not harm local hydrology and land stability. However, due to the amount of construction works required and the sensitive nature of the local streets, a Construction Management Plan would be required to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP would therefore be secured as a Section 106 planning obligation if planning permission is granted.

4.0 Amenity

4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

4.2 The proposed mansard roof extension is not considered to materially increase the opportunity for overlooking of the properties to the front or rear due to the fact that the replacement windows would be in the same position as the existing. Likewise, due to its size and position, it would not impact the levels of daylight or sunlight received by neighbouring residents compared to the existing situation.

4.3 The alterations to the rear fenestration are minor works that would have no impact on neighbouring amenity.

5.0 Recommendation

5.1 Grant planning permission subject to S106 Legal Agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th July 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'.

Zulufish
26 Arlington Gardens
Chiswick
W4 4EY

Application Ref: **2017/2656/P**

05 July 2017

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
19 Edis Street
London
NW1 8LE

Proposal:
Demolition of existing roof extension and erection of new mansard roof extension with 2 x front dormers and 3 x rear rooflights; alterations to lower ground floor rear fenestration; lowering of lower ground floor level by 400mm.

Drawing Nos: 1095-000, 1095-001, 1095-002, 1095-003, 1095-004, 1095-005, 1095-006, 1095-007, 1095-008, 1095-009, 1095-010, 1095-011, 1095-012, 1095-013, 1095-014, 1095-015, 1095-016 rev A, 1095-017, 1095-018, 1095-019, 1095-020 and Design & Access Statement received 10/05/2017.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 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 policies D1 and D2 of the Camden Local Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1095-000, 1095-001, 1095-002, 1095-003, 1095-004, 1095-005, 1095-006, 1095-007, 1095-008, 1095-009, 1095-010, 1095-011, 1095-012, 1095-013, 1095-014, 1095-015, 1095-016 rev A, 1095-017, 1095-018, 1095-019, 1095-020 and Design & Access Statement received 10/05/2017.

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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate

DRAFT

DECISION