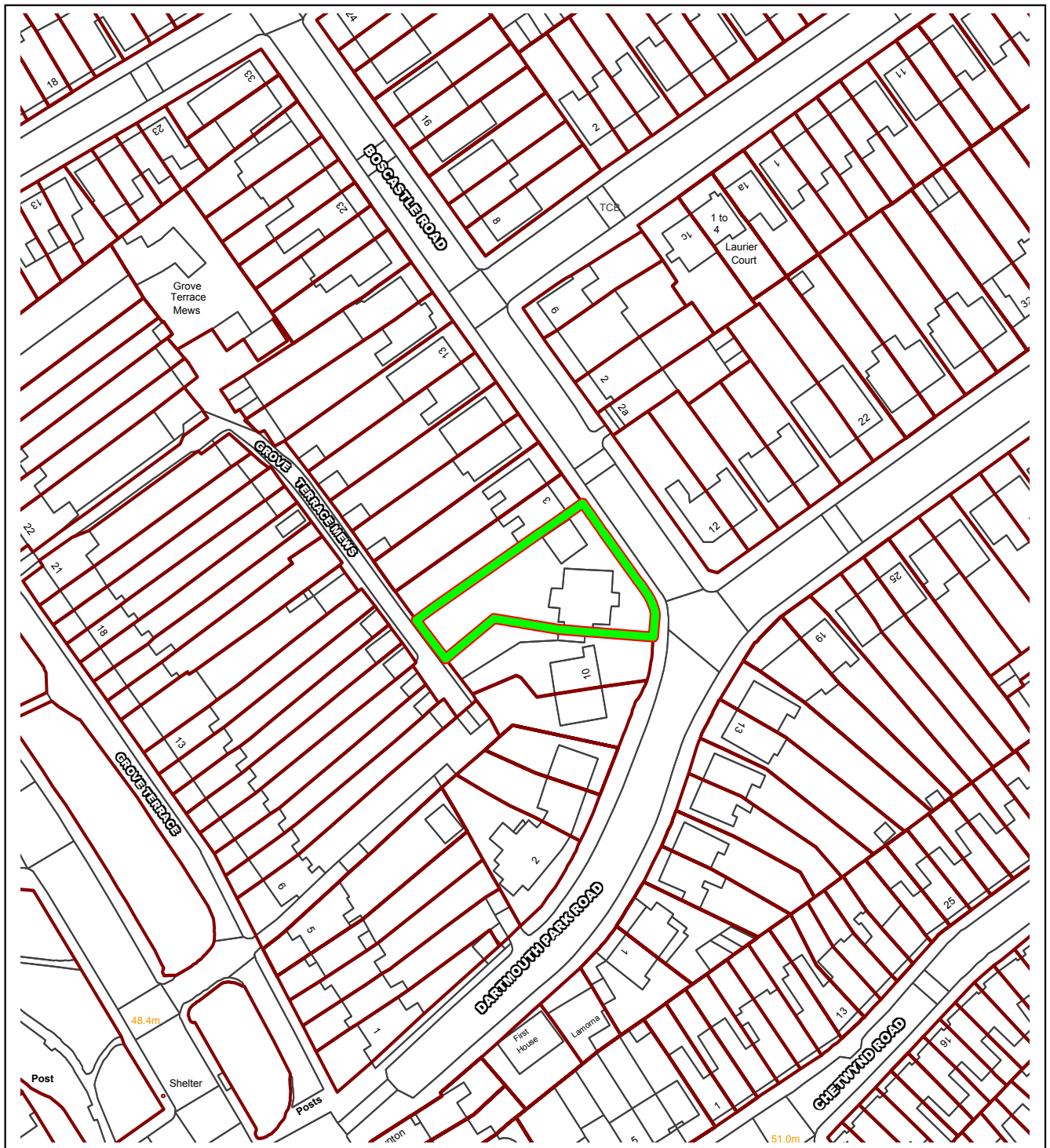


2017/2223/P - 1 Boscastle Road



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Photo 1 – Close view of application site



Photo 2 – Long view of application site from junction of Dartmouth Park Road and Boscastle Road



Photo 3 – View of side extension between main property and detached garage



Photo 4 – Rear elevation



Photo 5 – Historical photo of application site dated 1904

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	14/06/2017
		N/A		Consultation Expiry Date:	25/05/2017
Officer			Application Number(s)		
Kristina Smith			2017/2223/P		
Application Address			Drawing Numbers		
1 Boscastle Road London NW5 1EE			Refer to Draft Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations					
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. of responses	09	No. of objections No. of support	07 02
Summary of consultation responses:	No's 9, 10, 11, 13, 19 Grove Terrace, 6 Boscastle Road and 10 Dartmouth Park Road objected on the following grounds:			
	<u>Design and conservation</u>			
	<ul style="list-style-type: none">Property is only remaining example of detached 19th century villa and should be preservedBalustrade is not solid and mansard will be visible through gapsExisting mansard on no.2 Dartmouth Park Road shows how destructive the mansard would beOrientation of property means that is very prominent in the street scene and its side elevations are highly visible			
	Officer's comments: Refer to Design section of report			
	<u>Amenity</u>			
	<ul style="list-style-type: none">Terrace leads to views of surrounding properties as well as possibility of noise at a high levelSubstantial light pollution from dormers on rear of mansard, glazed doors on new extension and garage, and rooflight of extension. Could lead to reduced wildlife at night if too light.Would impinge on privacy and tranquillity and cause intrusion and disruption			
	Officer's comments: Refer to Amenity Section			
	<u>Other issues</u>			
	<ul style="list-style-type: none">Site notice is outside wrong house			
	Officer's comments: Three site notices were displayed outside property and surrounding streets			
	<u>No's 1 (existing occupier) and 3 Boscastle Road wrote in support of the application on the following grounds:</u>			
	<ul style="list-style-type: none">Changes are in keeping with the present character of house and do not constitute an unacceptable intrusionWelcomes reinstatement of balustrade as an original featureThe rear of the house is some 250 ft from Grove terrace and there are several large trees which obscure viewsAs previous occupants of no. 9 Grove Terrace, it is not considered the proposals would be intrusive.The plans improve the house at the back with it's current "mishmash" of windows			

Historic England

An application to add the property to the List of Buildings of Special Architectural or Historic Interest was submitted to Historic England in June 2017. Following an assessment, Historic England decided not to add 1 Boscastle Road to the List on the grounds that:

- Lack of architectural interest: whilst featuring neat classical detailing and some original internal fittings, the house is of a relatively standard mid C19 villa design;
- Degree of survival: loss of original fabric and changes to the house have altered its appearance and compromised the quality of the mid C19 design;
- Lack of historic interest: there are no known associations with notable historic figures or events and the house does not demonstrate any specific developments or innovations in suburban housing in the mid C19.

The report did note; however, that the building does have local interest as a notable building within the Dartmouth Park Conservation Area

Grove Terrace Residents Association objected on the following grounds:

Design and conservation

- The proposal is harmful to the Gr II/II* listed Grove terrace
- Removal of internal walls would not preserve the original features of the house
- Proposals are materially detrimental of the character of the Dartmouth Park CA
- Development would set a precedent for future developments

Officer's comments: Refer to Design section of report

Amenity

- Roof terrace would risk overlooking and cause noise pollution
- Light pollution from rear dormer windows to mansard
- Would impinge on privacy and tranquillity and cause intrusion and disruption

Officer's comments: Refer to Amenity section of report

Other issues

- Applicant consulted neighbours after application submitted rather than before

Officer's comments: The applicant is not obliged to consult neighbours. The Council consulted on the application for the statutory 21-day period.

Dartmouth Park Conservation Area Advisory Committee objected on the following grounds:

- Roof lights and new glazing to garage would cause light pollution
- Could impinge on privacy and tranquillity and cause intrusion and disruption
- Roof terrace would risk overlooking and cause noise pollution

Officer's comments: Refer to Amenity section of report

	<p>Grove Terrace Mews Ltd objected on the following grounds:</p> <ul style="list-style-type: none">• Proposals are materially detrimental of the character of the Dartmouth Park CA• Development would set a precedent for future developments <p><i>Officer's comments:</i> Refer to Design section of report</p> <ul style="list-style-type: none">• Roof terrace would risk overlooking and lead to noise nuisance• Light pollution from rear dormer windows to mansard <p><i>Officer's comments:</i> Refer to Amenity section of report</p>
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Site Description

The site is a detached double-fronted three-storey (plus basement) Victorian villa at the southern end of Boscastle Road, situated on the junction with Dartmouth Park Road. The site comprises a detached double garage and a large rear garden. To the rear of the site, situated approximately 24m from the main house, is Grove Terrace Mews.

Due to its siting, a corner plot at the junction with Dartmouth Park Avenue, it is prominent within the streetscene and visible in both close and long views from down Dartmouth Park Avenue.

The building is not listed but is located within the Dartmouth Park Conservation Area and is referred to as a positive contributor.

Relevant History

APPLICATION SITE

8700484 - The erection of a two-storey building comprising a double-garage on the ground floor and games room with bathroom on the first-floor as an extension to the house and the construction of two crossovers. **Granted 06/07/1987**

It would appear that only the ground floor double garage element of the proposal was carried out

2 DARTMOUTH PARK ROAD (SIMILAR PROPERTY NEARBY)

2014/3623/P - Erection of mansard roof extension to single-family dwelling house. **Granted 18/07/2014**

Originally granted on 16/09/2008 under planning ref 2008/2195/P and later renewed on 27/09/2011 under planning ref 2011/4140/P

10 DARTMOUTH PARK ROAD (NEIGHBOURING PROPERTY)

2016/1277/P - Erection of single storey side extension following demolition of existing garage and storage shed. **Granted 07/06/2016**

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)

Dartmouth Park Conservation Area Character Appraisal and Management Strategy (2009)

Dartmouth Park Neighbourhood Plan (approved application, awaiting publication)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Mansard roof extension
- Reinstatement of bottle balustrade on front and side elevations
- Side infill extension between main house and existing detached garage
- Replacement of existing two storey rear extension with single storey extension and terrace above
- Alterations to fenestration
- Removal of non-original side extension

1.2 During the course of the application the following revisions were negotiated:

- Alterations to rear fenestration at first floor level, including removal of one full height glazed door.

2.0 Assessment

2.1 The planning considerations material to the determination of this application are as follows:

- Design (and impact on the Conservation Area)
- Amenity

Design

2.2 The application site is located within the Dartmouth Park Conservation Area, wherein the Council has a statutory duty, under section 72 (Conservation Areas) of The Planning (Listed Buildings and Conservation Areas) Act 1990, to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Erection of mansard extension following reinstatement of bottle balustrade

2.3 The applicant has sourced a historical photograph of the application site dated 1904, which reveals that the property once had a balustrade at roof level. A similar balustrade to that proposed is evident at no.4 Boscastle Road, a little further down and on the opposite side of the road to the application site. Given it is an original feature, the reinstatement of the balustrade is considered to be appropriate in design terms and would preserve the character and appearance of the conservation area. Further details of the balustrade will be conditioned to ensure the reinstatement is carried out to a high standard.

2.4 The balustrade would allow the proposed mansard roof extension to be largely concealed thereby helping to preserve the property's original appearance. The mansard roof would be 2.7m high and would be flat-topped to avoid it being visible above the new balustrade. To help reduce its prominence behind the balustrade it would be set back 850mm behind the parapet. Furthermore, the balustrade on the side elevations will be solid to prevent the mansard roof from being visible behind. The mansard roof slopes would be compliant with the 70° guideline in accordance with CPG1 (Design) guidance. In terms of materials, the mansard will be lead clad which is a traditional and appropriate material for a mansard roof.

2.5 No.2 Dartmouth Park Road is a very similar property to the application site a few doors away. A

mansard roof extension was consented under planning ref 2014/3623/P dated 18/07/2014 (originally approved under planning ref 2008/2195/P). The proposal would therefore not be out of character with the treatment of similar properties in the surrounding area. Any future proposals for mansards on this type of property in the area will similarly be assessed on its own merits.

Replacement rear extension with terrace above

2.6 It is proposed to replace an existing two-storey extension with a single storey extension of 4m high with a terrace and associated balustrade above. Although the new extension would be 1.4m deeper than the existing, it would have less of an impact on the rear elevation due to its reduced height. It would therefore retain a subordinate relationship with the large host property.

2.7 The terrace at first floor level would be set back from the edge of the flat roof by approx. 1.5m so as to provide a terrace of an appropriate residential scale that does not dominate the rear elevation. The black metal railings are an appropriate choice of balustrade for the host property and conservation area.

2.8 Crittal style double glazed doors are proposed for the new extension, which are considered acceptable in this location at rear ground floor level.

Side extension at ground floor level

2.9 It is proposed to infill a triangular area between the main property and the detached garage to provide additional residential floorspace. Although the extension would be visible from the streetscene, it would be at ground floor level only and appear subservient to the host property. An existing boundary wall would conceal much of the extension in views from Dartmouth Park Road. Furthermore the side extension would be well set back from the principal elevations of both the main house and the garage which would further reduce its prominence, in accordance with CPG1 (Design) guidance on side extensions. CPG1 states that side extensions may not be possible where views to mature rear gardens would be blocked. Due to the proximity between the garage and the main house, there are very limited views to the rear garden and the side infill extension would not worsen the existing situation.

2.10 The extension would be clad in timber, which although not a traditional material for side extensions, is considered appropriate for the location and would allow the infill element to be read separately from the brick of the house and garage. A timber side extension has recently been consented next door at 10 Dartmouth Park Road (ref. 2016/1277/P).

Other external alterations

2.11 The fenestration of the rear elevation would be altered in association with the replacement extension. The existing fenestration is a mismatch of window styles and sizes and does little to complement the host building. The installation of two glazed doors at first floor level would maintain an appropriate hierarchy of windows, particularly given the large glazed doors proposed at ground floor level. The position of the windows would be balanced on the openings in the mansard above thereby improving the symmetry of the property which has been eroded over time.

2.12 There is an existing, narrow single storey side extension at ground floor level on the south elevation which is not important to the character and appearance of the property and therefore its removal is considered acceptable.

2.13 The existing brick chimney would be raised using matching brickwork so it would still be a visible feature above the new balustrade. This is considered an appropriate alteration.

Amenity

2.14 It is considered that the proposals are situated a sufficient distance away from surrounding occupiers for there to be no adverse impacts on amenity. The new terrace would be not extend beyond the side building line of the host property and would be located 9.5m away from the nearest windows on the flank wall of no.10 Dartmouth Park Road. The relationship between the window and the terrace means the angle of vision would be too oblique for 'easy' views to be possible. Furthermore, the window serves the stairs rather than a habitable room. There is likely to be slight increase in visibility of no.10's garden; however, the terrace would still be located a sufficient distance (approx. 10m) away and would be somewhat obscured by vegetation along the boundary wall.

2.15 The terrace would be set in from the edge of the roof of the ground floor level extension. The resultant area is considered to be of an appropriate residential scale insofar that it would not enable large groups of people to gather at any one time. Furthermore, the terrace is considered to be located a sufficient distance away from neighbours for noise not to be a concern.

2.16 In terms of light pollution, the increased areas of glazing are at ground floor level and a sufficient distance (24m from Grove terrace Mews at closest point) away from neighbours behind a boundary hedge. The dormer windows to the mansard are of a typical style and scale and would not lead to unacceptable levels of light pollution.

3.0 Conclusion

3.1 Grant Conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29 August 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'.

Planning Potential
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2017/2223/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

18 August 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**1 Boscastle Road
LONDON
NW5 1EE**

DECISION

Proposal:

Erection of mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations

Drawing Nos: 17000-OS-000; 17000-OS-001; 17000-P-00 ; 17000-P-010 17000-P-011; 17000-P-012; 17000-P-013; 17000-E-020; 17000-E-021; 17000-E-022; 17000-E-023; 17000-S-030; 17000-P-100; 17000-P-101; 17000-P-102; 17000-P-103 (Rev P3); 17000-P-104; 17000-P-105; 17000-E-200; 17000-E-201; 17000-E-202; 17000-E-203 (Rev P3); 17000-S-300; Original Photo of 1 Boscastle Road; Design & Access Statement; Planning & Heritage Statement (prepared by Planning Potential, dated 19 April 2017)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

Executive Director Supporting Communities



- 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 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 17000-OS-000; 17000-OS-001; 17000-P-00 ; 17000-P-010 17000-P-011; 17000-P-012; 17000-P-013; 17000-E-020; 17000-E-021; 17000-E-022; 17000-E-023; 17000-S-030; 17000-P-100; 17000-P-101; 17000-P-102; 17000-P-103 (Rev P3); 17000-P-104; 17000-P-105; 17000-E-200; 17000-E-201; 17000-E-202; 17000-E-203 (Rev P3); 17000-S-300; Original Photo of 1 Boscastle Road; Design & Access Statement; Planning & Heritage Statement (prepared by Planning Potential, dated 19 April 2017)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings of the sections, elevations at a scale of 1:10 in relation to the balustrade at roof level shall be submitted to and approved by the Council before any work is commenced on the relevant part of the development. These parts of the development shall not be carried out otherwise than in accordance with the details thus approved.

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 2017.

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

Director of Regeneration and Planning

DECISION