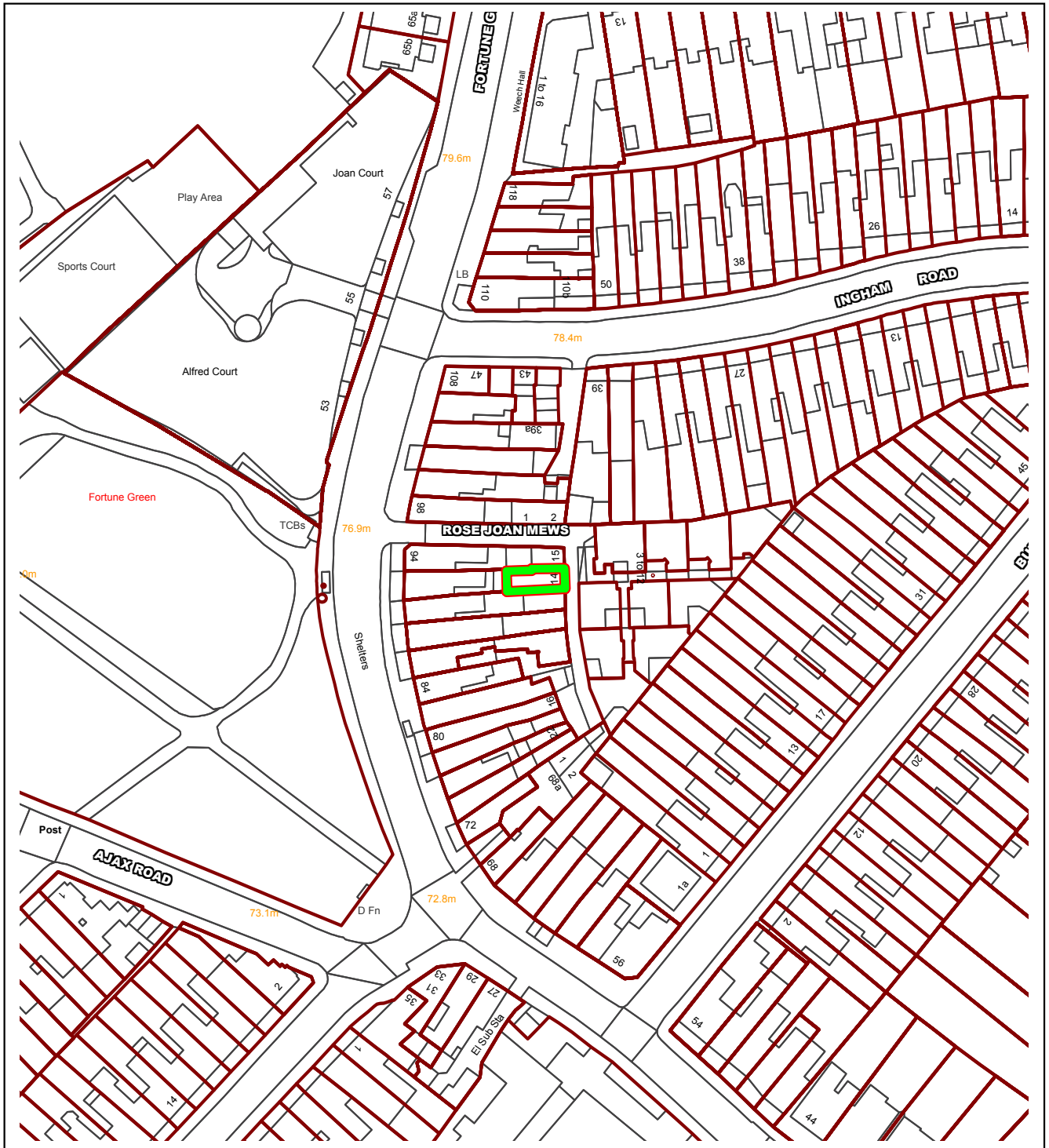


2017/3589/P – 14 Rose Joan Mews



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Photo 1 – View of the rear elevation of application site



Photo 2 – View of proposed location for first floor rear extension

Delegated Report		Analysis sheet		Expiry Date:		16/08/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		19/09/2017	
Officer				Application Number(s)			
Kristina Smith				2017/3589/P			
Application Address				Drawing Numbers			
14 Rose Joan Mews LONDON NW6 1DQ				A001; A002; A200 (Rev D); A201 (Rev B); A202 (Rev D); A203 (Rev C); E100; E200; E201; E202; E203			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of rear extension at first floor level with 2 x rooflights above, and installation of 4 x new rooflights at ground floor level.							
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	03	No. of objections	03
	No. Electronic	00		
Summary of consultation responses: <i>Officer response in italics</i>	<p><u>Two site notices were displayed between 29/08/2017 and 19/09/2017</u></p> <p>Three objections have been received from 3, 8 and 11 Rose Joan Mews on the following grounds:</p> <ul style="list-style-type: none"> • Impact on parking <p><i>The application seeks to enlarge an existing unit rather than create a new unit so the Council cannot control the issue of parking permits.</i></p> <ul style="list-style-type: none"> • Will cause further damage to the street <p><i>The proposal is considered too minor to request a Highways contribution. It is unlikely that the construction traffic would result in substantial damage.</i></p> <ul style="list-style-type: none"> • Reduction in light to number 3, 7 and 9 Rose Joan mews <p><i>The extension would be located a sufficient distance away from neighbouring windows for there to be no adverse impact on light received by windows</i></p>			
CAAC/Local groups* comments: <small>*Please Specify</small>	None			

Site Description

The application site refers to a part one, part two storey terrace property within a modern cul-de-sac development located off Fortune Green Road. The building shares a similar architectural character and appearance with a building on the opposite side of the street (no's 1 and 2 Rose Joan Mews). The building's form, massing and detailed design has modernist qualities and its scale appears subordinate compared to the four storey properties on Fortune Green Road.

The site is not located in a conservation area or Locally Listed.

Relevant History

2005/2841/P - Demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed dwellinghouse) including 1 x off-street parking space. **Granted subject to a s.106 Legal agreement 27/07/2006**

1 Rose Joan Mews

2017/3652/P - Erection of front infill extension at first floor level. **Refused 08/09/2017**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

Camden Planning Guidance 2011/2015

CPG1 (Design) – section 4

CPG6 (Amenity) – section 7

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 (Design & Character)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Erection of white rendered rear extension at first floor level with two 1x1m rooflights.
- Replacement of large rooflight above ground floor projection with 4 x smaller rooflights (2 measuring 0.8m x 1.1m and 2 measuring 1.4m x 1.1m).

1.2 During the course of the application, the following changes have been negotiated:

- Reduction in the depth of the extension from 5.1m to 3m
- North elevation window removed

2.0 Assessment

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

- Design
- Amenity

3.0 Design

3.1 It is proposed to extend the property at first floor level above the flat roof of the existing single storey rear element. The extension would match the height of the main roof of the property and measure 3m deep and 4.5m wide, providing 13sqm of additional floorspace for a second bedroom.

3.2 Although the extension at first floor level would not be in strict accordance with CPG1 guidelines on the height of rear extensions, in this instance it is considered acceptable as it would appear as a continuation of the building's form by virtue of continuing the parapet line and white render finish. Furthermore, as the building is a more modern construction, the CPG which applies more to older properties, is less relevant.

3.3 The extension would slightly disrupt the symmetry of the building's rear elevation; however, it is not considered this would be harmful to the character and appearance of the building or wider area given the fact it is not clearly read from the streetscene. Furthermore, the symmetry of the rear elevation is not considered to be key to the integrity of the building's form.

3.4 The new high-level casement windows on the rear elevation would be grey aluminium framed to match those on the rest of the building. Although the roof lights would not be conservation-style, they would be largely concealed behind the parapet, and would only be visible from higher level windows to the rear of neighbouring properties.

3.5 Overall, the proposed development is considered to preserve the character and appearance of the host building and wider streetscene.

4.0 Amenity

4.1 The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The depth of the extension has been reduced to improve the impact on outlook for the first floor level maisonette at no.92 Fortune Green Road. The rear windows proposed on the west elevation will be 1.7m above finished floor level which is considered sufficient to prevent overlooking to the first floor rear window of no.92 Fortune Green Road.

4.2 The rooflights at ground floor level would have a similar impact in terms of light pollution as the existing large rooflight. The rooflights at roof level are relatively small and would not lead to unacceptable levels of light spillage.

5.0 Conclusion

5.1 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 Monday 9th October 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'.

Helen Yeadon
YellowDoor
25 Fouberts Place
Carnaby Street
London
W1F 7QF

Application Ref: **2017/3589/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

29 September 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**14 Rose Joan Mews
LONDON
NW6 1DQ**

DECISION

Proposal:

Erection of rear extension at first floor level

Drawing Nos: A001; A002; A200 (Rev D); A201 (Rev B); A202 (Rev D); A203 (Rev C);
E100; E200; E201; E202; E203

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 Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A001; A002; A200 (Rev D); A201 (Rev B); A202 (Rev D); A203 (Rev C); E100; E200; E201; E202; E203

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

Informative(s):

- 1 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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