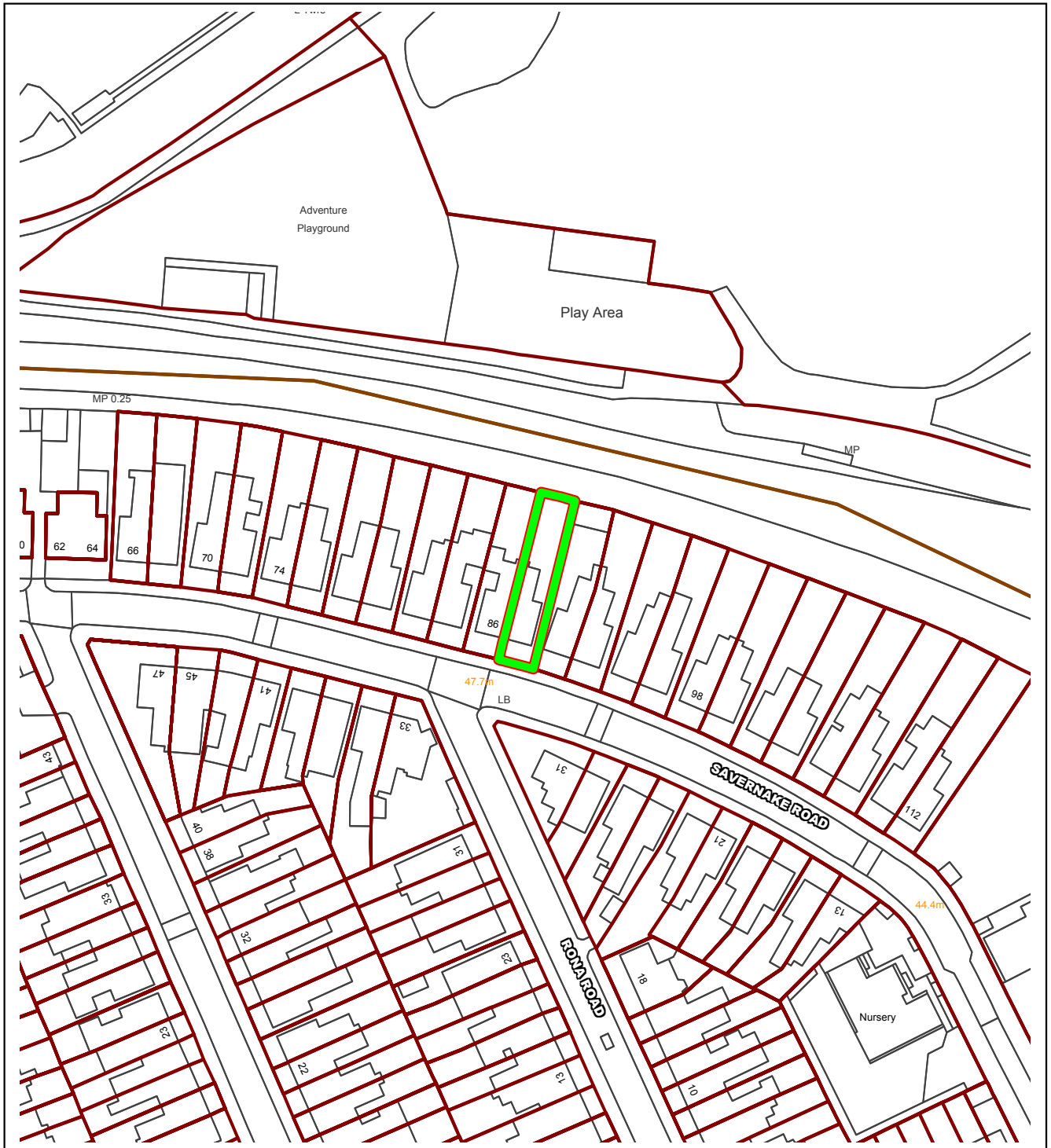


2017/5272/P - 88A Savernake Road



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Photos





Delegated Report		Analysis sheet		Expiry Date:		15/12/2017	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		22/11/2017	
Officer				Application Number(s)			
Kristina Smith				2017/5272/P			
Application Address				Drawing Numbers			
88 A Savernake Road LONDON NW3 2JR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of single storey side/ rear extension to ground floor flat (C3)							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p><u>A press advert was published between 26/10 and 16/11/2017</u> <u>A site notice was displayed between 25/10/2017 and 15/11/2017</u></p> <p>Objections were received from 90a, 88 Savernake Road (flat first floor; flat second floor) on the following grounds:</p> <p><u>Principle of development</u></p> <ul style="list-style-type: none"> Cumulative impact of this proposal and development next door is akin to overdevelopment and takes away from green character of this part of Savernake Road. <p><i>Officer Response: Please refer to Design Section of the report</i></p> <p><u>Design</u></p> <ul style="list-style-type: none"> Use of timber cladding would not be in-keeping with existing building Design is not in keeping with the character of property <p><i>Officer Response: Please refer to Design Section of the report</i></p> <p><u>Amenity</u></p> <ul style="list-style-type: none"> Proposed side elevation window would limit light and overlook 90A as it would be directly opposite Garden is already overshadowed and boxed in by works in flat above at no.90 Would be close to the boundary wall Light pollution from large skylights which would be close to bedroom 'ski slope' roof would have a dominant impact on the bedroom facing it and alter the outlook and sense of enclosure <p><i>Officer Response: Please refer to Amenity section of report</i></p> <p><u>Sustainability/ Biodiversity</u></p> <ul style="list-style-type: none"> The extension should include a green roof Loss of natural habitats Would not be compliant with policy which seeks to preserve and enhance conservation areas and notes importance of green views and gardens <p><i>Officer Response: The proposed extension is not considered to be harmful to the green character of the CA and would allow a substantial proportion of garden to remain (see Design section)</i></p>			
CAAC/Local groups comments:	The Mansfield Conservation Area Advisory Committee responded with 'No Objection' to the proposal			

Site Description

The application site comprises a three storey semi-detached Victorian property that has been converted into three flats which is situated on the north side of Savernake Road. The application refers to the ground floor flat only. The property includes a private rear garden which backs onto the Overground railway tracks between Gospel Oak and Hampstead Heath stations. Hampstead Heath Open Space is located beyond.

The property is not listed; however it is located in the Mansfield Conservation Area and is referred to as a positive contributor.

Relevant History

Application Site

30092 - Change of use to from two 2-bedroom flats and one 3-bedroom maisonette, including works of conversion and the formation of front and rear roof dormers. **Conditional 09/05/1980**

86 Savernake Road (neighbour)

2007/3000/P - Erection of a single storey rear extension to replace existing conservatory to ground floor flat (C3). **Granted 23/10/2007**

90 Savernake Road (side extension not built) (neighbour)

2007/0481/P - Erection of a single storey side extension to residential flat (Use Class C3) and enlargement of ground floor window and insertion of new window to side elevation. **Granted 11/06/2007**

84 Savernake Road

8804040 - Erection of a single storey rear addition to provide a kitchen/dining room and living room for the ground floor. **Granted 11/01/1989**

100 Savernake Road

2014/1763/P - Erection of a single- storey rear extension at ground floor level rear plus rooflights, including new single window on east elevation to main building, to existing self-contained flat (Class C3). **Granted 06/05/2014**

102 Savernake Road

2016/2328/P - Replacement of single storey rear ground floor extension. **Granted 27/07/2016**

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
A3 Biodiversity
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 Water and flooding
D1 Design
D2 Heritage

Camden Planning Guidance 2011/2015

CPG1 (Design)
CPG6 (Amenity)

Mansfield Conservation Area Character Appraisal and Management Strategy (2008)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Erection of single storey side/ rear infill extension at ground floor level in 'L' shape form, measuring maximum of 3.2m (h) x 6.8m (w) with green roof.

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

- Reduction in maximum height of the extension from 3.4m to 3.2m
- Provision of green roof on flat roof element

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

3.0 Design

3.1 The application site is located within the Mansfield 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.

3.2 The extension would provide an additional c.34sqm of habitable floorspace to the existing ground floor flat. The extension would wrap round the extension and extend the rear building line by 3.5m with a (4.5m deep bay feature) and side building line by 2.7m. The height would be 3.2m at the highest point of the sloping roof but would have a substantive height of 2.8m. The massing would have a stepped profile on both the side and rear which would reduce the visual bulk. Furthermore, the side element would be stepped away from the original rear elevation of the property by a distance of 1.5m – 3m, leaving a courtyard space that would allow light to still reach the centre of the property.

3.3 In terms of detailed design, the extension would be substantially brick with full height glazing to the rear and large windows and an area of timber cladding on the east elevation. The materiality is considered acceptable as, whilst not traditional materials, they would be used in non-prominent locations at ground floor level that would be visible only to the occupant. The roof of the extension would slope upwards away from the property and would be clad in standing seam zinc. The height has been reduced during the course of the application to prevent the roof slope from obstructing the outlook of the flat above. The extension would have five rooflights including 4 on the sloped roof element and one on the flat roof. To enhance the sustainability credentials of the proposal, a green roof is proposed on the flat roof section. This will also have the desired effect of mitigating the extension's impact on outlook from the windows above.

3.4 Whilst extensions that go beyond the side building line of the host property and wrap around the closet wing are generally resisted, it is considered acceptable in this instance given the pattern of rear development along the terrace which demonstrates several extensions that take on a similar form, including nearby properties at no's 86 and 84 Savernake Road . The extension would not be harmful to views of the rear garden down the side of the building as there is an existing gate with trellis fencing above which infill the building gap. The extension would allow a good-sized garden of approx. 12m x 8m (c.90sqm) to remain and as such is not considered to cause harm to the green character of the surrounding area.

4.0 Amenity

4.1 The extension would be located sufficient distance away from neighbouring windows for there to be no impact on daylight/ sunlight or outlook. To the north-west, there is high existing boundary treatment that the

extension would not oversail, and to the south-east there is a sufficient gap between the application site and the neighbour of approx. 5.4m for the extension to not have an overbearing impact. Although the side elevation window to the proposed extension would be brought closer to the neighbouring window to the south-east, it is considered the existing boundary treatment would prevent unacceptable light spillage or overlooking. Furthermore, the neighbouring property is orientated away from the application site.

4.2 The highest point of the roof slope would sit below the cill level of the window above and therefore not impact on the aspect from this room. To protect the amenity of the flat above, the rooflights would be obscure glazed (secured by condition) so as not to lead to unacceptable levels of light pollution, and to prevent views into the new extension.

5.0 Recommendation

5.1 Grant Conditional Planning permission

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 4th December 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'.

Neil Kahawatte
Neil Kahawatte Architects
Unit 310
4 Fortess Road
Kentish Town
NW5 2ES

Application Ref: **2017/5272/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

29 November 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
88 A Savernake Road
LONDON
NW3 2JR

DECISION

Proposal:

Erection of single storey side/ rear extension to ground floor flat (C3)

Drawing Nos: E001; E002; E003; E004; E005; E006; E007; E008; E009 (Site Location Plan); A001; A002 (Rev A); A003 (Rev A); A004; A006 (Rev A); A007 (Rev A); A008 (Rev A); Design & Access Statement

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 and D2 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: E001; E002; E003; E004; E005; E006; E007; E008; E009 (Site Location Plan); A001; A002 (Rev A); A003 (Rev A); A004; A006 (Rev A); A007 (Rev A); A008 (Rev A); Design & Access Statement

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The four rooflights on the sloping roof element of the rear extension hereby approved shall be obscure glazed and shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To prevent unacceptable levels of light spillage to the flat above in accordance with the requirements of A1 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 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).

- 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 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.

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