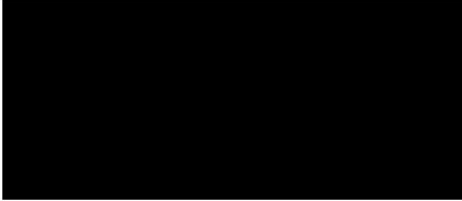


Date: 06/10/2016
Our ref: 2016/4253/PRE
Contact: Samir Benmbarek
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Re: 98 Fleet Road, London, NW3 2QX

Thank you for submitting a pre-planning application enquiry for the above property which was received on 03 August 2016 together with the required fee of £420.00

1. Drawings and documents

OS Extract
 P-01
 P-02
 P-03
 P-04
 P-05
 P-06
 98 Fleet Road (Images)
 98 Fleet Road (Existing nearby roof extensions)

2. Proposal

Erection of first floor side extension and erection of mansard roof extension to feature 2x front dormers to accommodate a conversion to 2x 2bedroom flats.

3. Site description

The site comprises of a mid-terrace three storey building on the northern side of Fleet Road. The building is located within the Mansfield Conservation Area. It is not a Listed Building. At ground floor there is a retail unit with residential units above.

4. Relevant planning history

14794- Installation of a new shopfront at 98 Fleet Road N.W.3.
Granted- 17/11/1972

26096- Installation of a new shop front and the erection of a single storey rear extension.
Granted- 03/05/1978

CA3029/AD601- The erection of an internally illuminated fascia sign measuring 13' 6" by 1' 9" (4.1m x 0.5m) at a height of 9' 5" (2.9m) above ground level.
Granted 18/07/1977

8602084- The extension of restaurant facilities incorporating extensions at ground first and second floor levels together with the provision of a new shop front as shown on drawing no. FA/201/1.
Refused- 26/02/1987

8702759- Erection of a rear extension on ground first and second floors and the installation of a new shop front as shown on drawing no. FA 201/1.
Granted (Conditional)- 23/09/1987

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[LDF Core Strategy](#)

CS5- Managing the impact of growth and development
CS14- Promoting high quality places and conserving our heritage
CS19- Delivering and monitoring the core strategy

[LDF 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 2011/2013](#)

CPG1 (Design): Section 4- Extensions, alterations and conservatories
CPG1 (Design): Section 5- Roof, terraces and balconies

[Mansfield Conservation Area Appraisal and Management Strategy](#)

6. Introduction

This written response is based on the drawing submitted in the "Drawings and Documents" and the pre-application meeting held on Wednesday 21 September 2016. This is general and informal planning officer response to the proposal and development in relation to the submitted drawings and documentation. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. The advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permission may affect this advice.

7. Assessment of Additional Stories/ Roof Extensions

In consideration of Camden Planning Guidance 1 (Design), additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof additions or alteration to a terrace of group of similar buildings and where the continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar roof form would not cause additional harm.

A roof alteration is likely to be unacceptable in the following circumstances where it is likely to be an adverse effect on the skyline, the appearance of the building or the surrounding street scene;

- There is an unbroken run of valley roofs
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations and extensions, even when a proposal involves adding to the whole terrace of group as a co-ordinated design.

In review of the guidance above, aerial photography and site visit along the street, there are significant concerns regarding the proposed mansard roof extension. There is not an established form of roof alterations within the terrace and is largely unimpaired. To introduce the mansard would break this form and it is considered the proposal of a mansard would be detrimental to the character and appearance of the host building, the unimpaired row of buildings and the Mansfield Conservation Area. Any such application would be resisted by the Council.

The submitted annotated photograph detailing approved and implemented mansard roof extensions are for addresses 78-84 Fleet Road which are further along the road at a different terrace. Furthermore, the mansard extensions at these buildings were granted permission prior to the designation of the Mansfield Conservation area, the Mansfield Conservation Area Appraisal published in 2008, and current Council policies and guidance.

8. Assessment of the First Floor Side Infill Extension

In consideration of Camden Planning Guidance 1 (Design), rear extensions should be designed to:

- Be secondary to the building being extended in terms of location, form, scale, proportions, and dimensions of the building;
- Respect and preserve the original design and proportions of the building, including its architectural period and style;
- Respect and preserve the existing architectural features such as projecting bays, decorative balconies or chimney stacks;
- Respect and preserve the historic pattern and established townscape of the surrounding area including ratio of built to unbuilt space; and
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking and sense of enclosure

In review of the guidance above, the submitted photographs and aerial photography, the proposed single storey first floor side extension is considered to be acceptable with a modest depth of 6.0m, equal to the existing rear outrigger. The side extension will be at a height of one storey with a pitched roof in a similar scale and form to the rear outriggers along the terrace. Overall, the extension is considered as subordinate and not dominant in relation to the host building.

The design of the extension to be in a matching style to the host building with slate roof tiles and brickwork with white render is considered acceptable.

9. Adjacent Residential Amenity

Policy DP26 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

Mansard Extension

Notwithstanding the above comments on the principle of a roof extension, it is not considered the mansard roof extension would have an adverse impact upon neighbouring amenity by virtue of its position upon the roof.

First Floor Single Storey Side Extension

The submitted drawings indicate 3x proposed rooflights on the pitched roof which is considered acceptable. A rear window is to be featured to the rear of the extension which is also appropriate as there are already established rear views and there are no adjoining neighbours to the rear (there is an existing two storey high wall). The outlook from neighbouring buildings will not be greatly harmed by the proposal.

It is not considered the proposal will cause an unacceptable loss of daylight or sunlight to neighbouring occupiers nor would it create a sense of enclosure.

10. Quality of Accommodation

The proposed converted dwellings would be required to meet the Department for Communities and Local Development (DCLG) Technical Housing Standards (nationally described space standard). The proposed flat at first floor meets the requirement with a GIA of 66.1sqm. The proposed single and double bedroom meets the bedroom space requirement and the width of 2.3m in the single bedroom and 2.8m in the double bedroom surpass the width requirements stated.

The proposed flat at second floor does not meet the space requirement of a 2 bedroom flat across two storeys with a GIA of 71.0sqm. The DCLG requirement is at least 79.0sqm. Taking into account the aforementioned concerns about the unacceptability of the principle of a roof extension, a one or two bedroom flat at third floor level (one storey) can be considered as there would be 53.0sqm of GIA at this level.

Built in storage space that is in excess of 0.72sqm in a double bedroom and 0.36sqm within a single bedroom counts towards the GIA and bedroom space requirements. However, it should not reduce the effective minimum width of the bedrooms.

It is considered the new dwellings will provide good access for future occupants to natural light, outlook and ventilation.

11. Transport and Servicing

A Section 106 contribution may be required for repaving any footways around the site, as these may be damaged during the construction of the proposed development.

2 x internal cycle parking spaces on the ground floor in the stairwell which is considered acceptable due to the constraints of the application site and access is step free.

Policy DP18 states that car-free should not only be sought for housing but for development in general in areas of high public transport accessibility. The proposed dwellings will be located within a Controlled Parking Zone (CPZ) and is easily accessed by public transport. The site has a public transport accessibility level (PTAL) of 5 (very good). Therefore if planning permission were to be granted, the new dwellings would be secured car free through a Section 106 planning obligation.

12. Conclusion

In conclusion, the principle of the mansard roof extension (or any extension to the roof) is considered unacceptable as it would be of a detriment to the character and appearance of the group of buildings with an unimpaired row of roofs in which the applicant building is

located within. As a result of this, although the proposed dwellings are supported by the council, this will need to be reconfigured internally to account for an extra storey being unlikely to be supported by the Council. The first floor side extension is considered acceptable and it is not considered the proposal will result in a loss of amenity to adjoining residential occupiers. A S106 agreement will need to be undertaken to secure car-free for the additional residential unit.

13. Planning application information

- 8.1 If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:
- Completed form – Full Planning Permission
 - An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
 - Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
 - Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
 - Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
 - Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
 - Design and access statement
 - Sample photographs/manufacturer details of proposed brick cladding
 - The appropriate fee £385.00
 - Please see [supporting information for planning applications](#) for more information.
- 8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by letter, put up a notice on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received.
- 8.3 It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Samir Benmbarek on 0207 974 2534

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team

