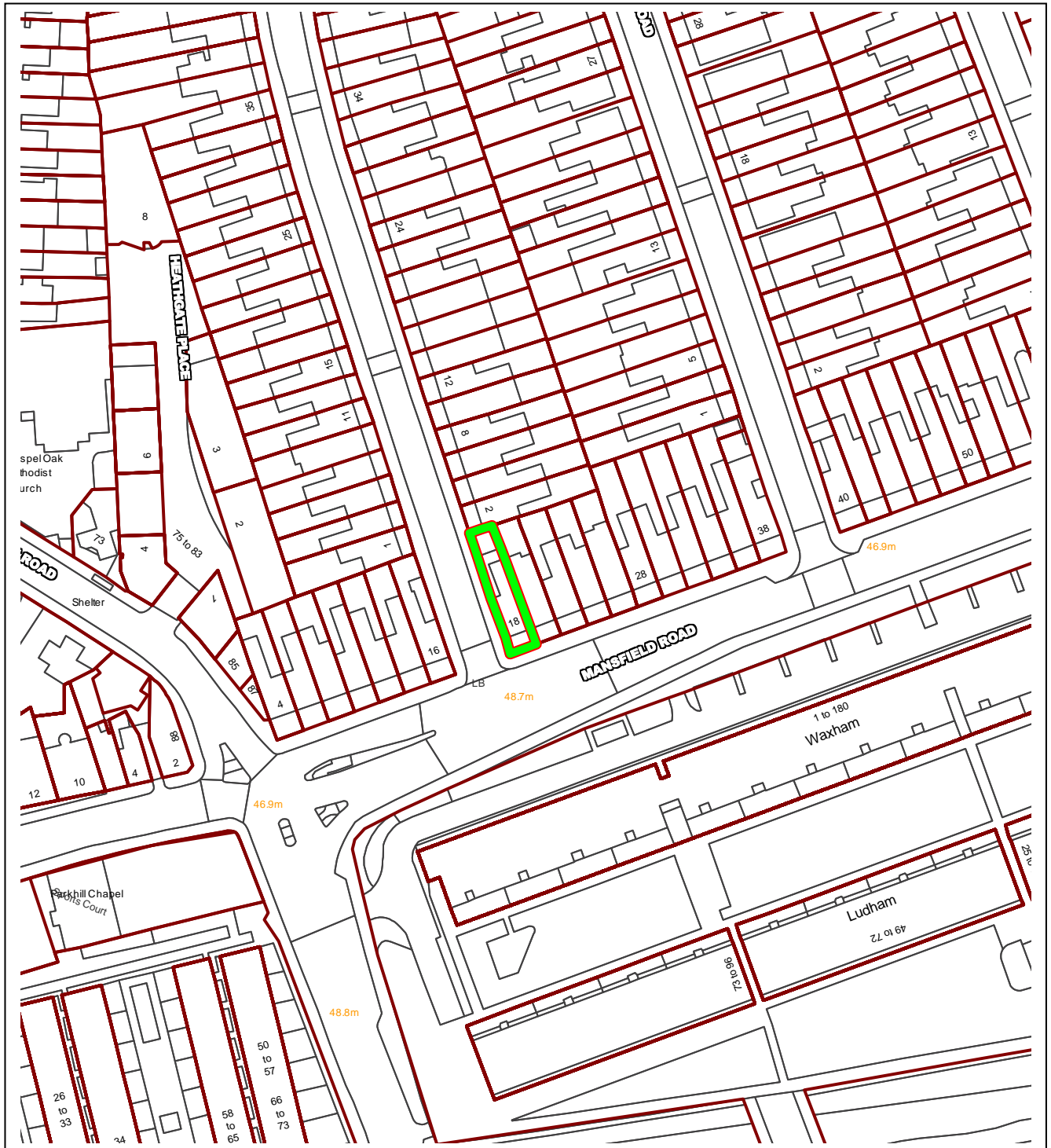


18 Mansfield Road NW3 2HP ref: 2017/6753/P



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

1. Front elevation of subject property



2. Rear elevation and flank wall of subject property





3. Flank wall of rear outrigger



4. Rear boundary of subject site and neighbouring property
no. 2 Roderick Road



5. Rear elevation of subject property and adjoining property
no. 20 Mansfield Road





6. Rear elevation of adjoining property no. 20 Mansfield Road





7. Rear elevation and outrigger flank wall of subject property



8. Neighbouring property no. 16 Mansfield Road



9. Example of similar development at no. 30 Mansfield Road



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/08/2018
		N/A / attached		Consultation Expiry Date:	02/03/2018
Officer			Application Number(s)		
Lisa McCann			2017/6753/P		
Application Address			Drawing Numbers		
18 Mansfield Road London NW3 2HP			Refer to Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Proposed conversion of property from 2 no flats (1 x 1 bed and 1 x 4 bed) to a single family dwellinghouse (Use Class C3); demolition of detached garage, erection of single storey rear extension, second floor terrace boundary treatment, rear dormer window, installation of 3 no. rooflights and replacement rooftiles, replacement fenestration to front and rear elevation, new brick boundary treatment and front entrance door.					
Recommendation(s):		Grant conditional planning permission subject to s106			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	05
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed on 09/02/2018 and expired on 02/03/2018.</p> <p>A press notice was advertised on 08/02/2018 and expired on 01/03/2018.</p> <p>Objections were received from residents and/or owners at 20 Mansfield Road, 22 Mansfield Road and 22 Perrins Walk.</p> <p>The objections are summarised as follows:</p> <ul style="list-style-type: none">1) Development is out of character with surrounding area.2) Impact on neighbouring amenity in terms of loss of light, loss of privacy and visually overbearing.3) Noise and disturbance from construction works <p><u>Officer comments:</u></p> <ul style="list-style-type: none">1) <i>The revised scheme, which has removed the second floor rear extension and reduced the overall scale of the proposed development, is considered to be a modest scale which would appear as a proportionate addition to the host property and surrounding area.</i>2) <i>Due to the siting, modest scale and height of the proposed single storey rear infill extension, it is considered that there would be no significant impact on neighbouring amenity. The impact of this extension on neighbouring amenity would be mitigated by the existing built form at the subject property (two storey rear projection) and the adjoining occupants are still considered to have the same standard of outlook from their rear habitable room windows. A condition would secure privacy details on the roof of the two storey projection (existing terrace) adjacent to the shared boundary with no. 20 to safeguard the privacy of adjoining occupiers.</i>3) <i>The construction works and associated noise impacts are considered temporary in nature and able to be managed by the Control of Pollution Act 1974 and other relevant legislation. The noise generated during construction is not considered grounds for refusal and the works are not of a scale which would warrant a Construction Management Plan (CMP). The neighbour is able to contact Environmental Health if any concerns arise during the construction period here.</i>					

<p>Mansfield CAAC</p>	<p>The Mansfield CAAC object on the following grounds:</p> <ol style="list-style-type: none"> 1) We object to the rear 2nd floor study extension. This sort of proposal is contrary to the CA guidelines and the pressure to develop these flat roofs must be resisted to protect the overall CA. 2) The rear dormer is too large. The positioning of the dormer of the rear pitch is also unfortunate. 3) The single storey extension is not objectionable but we have concerns that the built appearance would not be quite so neat given the proposed use of synthetic slates as cladding without any sign of rainwater goods or roof overhang. <p><u>Officer comments:</u></p> <ol style="list-style-type: none"> 1) <i>The revised scheme has now omitted the second floor rear extension from the plans. Officers consider that this point has therefore been addressed.</i> 2) <i>The scheme was revised to reduce the scale of the rear dormer and also moved its location to a more central position on the rear roof slope. Officers consider that this point has therefore been addressed.</i> 3) <i>The revised scheme has removed the slate cladding and also incorporated gutter detailing into the design along the west boundary of the site. Officers consider that this point has therefore been addressed.</i>
------------------------------	---

Site Description

The application site is a three storey end-of-terrace property, located on the corner of Mansfield Road and Roderick Road, which has been divided into two flats. A two storey rear projection and garage is currently in situ to the rear of the property. The host building is not listed, but is situated within the Mansfield Conservation Area.

Relevant History

E10/3/12/34400 - Change of use to 3 x 1 bedroom two person dwellings and works of conversion including the formation of a terrace on the roof of the rear addition. Granted 13/09/1982

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

H3 Protecting existing homes

T2 Parking and car-free development

Supplementary Planning Policies

CPG1: Design (July 2015)

Mansfield Conservation Area Appraisal and Management Strategy (December 2008)

Assessment

1.0 Proposal

- 1.1 Permission is sought to convert the property from 2 flats (1x1 bed and 1x4 bed) to a single family dwellinghouse, the erection of a single storey rear infill extension with glazed rear patio doors, a rear dormer window and 3 rooflights, demolition of the rear garage, railing boundary treatment to the existing second floor terrace, replacement rooftiles, fenestration, brick boundary treatment to the west of the site and front entrance door.
- 1.2 The proposed single storey rear infill extension would project a depth of 7.1m with the plans indicating the rear elevation would be flush with the rear building line of the existing two storey element. It would have a pitched glazed roof with the eaves height measuring 2.5m along the western boundary of the site.
- 1.3 The proposed rear dormer would be set down 0.5m from the roofline, 0.7m up from the eaves, and set in 1.7m from the shared boundary.

2 Amendments

- 2.1 The following revisions were received during the course of the application for the scheme outlined above:
- A second floor rear extension which was originally included in the proposal was removed from the scheme.
 - The scale of the proposed dormer was reduced and its siting was altered to a more central position on the rear roof slope. The scale of the proposed dormer window was reduced to be more sympathetic to the scale and proportions of the existing upper floor windows.
 - The eaves height of the proposed single storey extension was reduced to 2.5m on the western site boundary to reduce its visual prominence from the street and its roof design was revised to glazed.
 - The size of the proposed roof lights on the front and rear roof slope was reduced.

3. Assessment

- 3.1 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 surrounding area);
 - Amenity (the impact of the proposal on the amenity of adjoining occupiers).

4. Principle of development

- 4.1 Policy H3 states that the Council will seek to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve the net loss of two or more homes. Exception to the above is granted where works would enable sub-standard units to be enlarged to meet residential space standards.

4.2 The proposal involves the conversion of 1x 1-bed and 1x 4-bed self-contained residential units into 1x 5-bed self-contained residential unit, which equates to a net loss of 1 residential unit. The Council only normally resists development which involves the net loss of 2 or more residential units and therefore the loss of 1 unit is acceptable in policy terms. The enlarged dwelling would exceed the current national space standards and provide a high standard of residential accommodation in terms of layout, space, room sizes, daylight and sunlight, privacy and security. As such, the proposed development is in accordance with H3 of the Camden Local Plan (2017).

5. Design

5.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. 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.

Single storey rear infill extension

5.2 The proposed extension is subordinate to the main building in terms of its location, form, scale and proportions, and would retain a reasonable amount of garden space. The extension would be flush with the rear building line of the existing rear projection and would respect the prevailing pattern of development within the terrace. As the proposed rear extension is located at ground floor level it would not be dominant in private views from neighbouring properties and it would only be marginally visible from the public realm resulting in a limited visual impact. The proposed materials are considered suitable and would not detract from the original character of the host property.

5.3 Whilst the corner site is prominent in terms of visibility, it is considered that given the extension's positioning in relation to the property and the boundary and with the pattern of development in the vicinity taken into consideration, the proposed extension would not harm the character and appearance of the conservation area or the host property.

Rear dormer and rooflights

5.4 The size, scale, massing and design of the proposed rear dormer and roof lights are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties.

5.5 Its proposed scale and siting on the rear roof slope is in compliance with Camden's CPG1 guidance (including at least having a 500mm setback from the ridge, eaves and side walls). Given the site context of the application site and the scale and siting of existing neighbouring rear dormers, on balance the proposed dormer would not be out of keeping with the character of the surrounding area and is considered acceptable in this instance. Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property.

5.6 The installation of three roof lights to the front and rear roof slope of the property is considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area. It is noted that many of the surrounding properties benefit from rooflights making it an established feature of the surrounding area, along with rear dormers.

Terrace boundary treatment

5.7 It was noted on site visit that roof terraces with railing boundary treatments already form part of the prevailing character of the area. Since the proposed terrace railings would be a similar scale and design and sited in a similar location to existing rear terrace boundary treatments at neighbouring properties, this element of the proposal is therefore considered to already form part of the existing character of the surrounding area and can be supported in this instance.

External alterations

- 5.8 The additional external alterations including the demolition of the rear garage, replacement roof tiles, fenestration, brick boundary treatment to the west of the site and front entrance door are considered to comprise a sympathetic design approach with suitable materials which would appear in keeping with the character of the host building and surrounding Mansfield Conservation Area. The removal of the garage and unifying of the boundary treatment is welcomed and considered to enhance the character and appearance of the property.

6. Amenity

- 6.1 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, outlook, daylight and sunlight. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.

Single storey rear infill extension

- 6.2 The impact of the proposed single storey rear extension on the adjoining property no 20 would be mitigated by the existing built form (two storey rear projection) at this neighbouring property. There are therefore no concerns regarding impact on the residential amenity of neighbouring occupiers.

Rear dormer

- 6.3 The proposed rear dormer window would offer views which are typical for this urban setting. Its siting is not considered to result in any greater impact on neighbouring amenity than the existing rear elevation upper floor windows of both the subject property and neighbouring properties. Overall, due to the modest scale and location of the proposed dormer, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Terrace boundary treatment

- 6.4 It was noted on site visit that the roof of the two storey projection at the subject property is currently in use as a terrace. To help improve safeguarding the amenity of adjoining occupiers, the installation of planters is proposed to provide privacy along the east shared boundary with no. 20 Mansfield Road. Details would be secured via planning condition. Overall the impact on neighbouring amenity as a result of the terrace railings would not be significantly different or more harmful than the existing situation and will be improved by the proposed planters.

- 6.5 In respect of noise nuisance, the rear terrace would have the potential to fit a table or chairs, however, the door leading out is from the second floor landing and not a kitchen or lounge which may decrease the likelihood of the balcony being used for entertainment purposes. It is not considered that this element of the proposal will contribute to a significantly more harmful amount of noise generation than the existing situation at the subject property and neighbouring terraces. Officers note that the terrace already established so any impacts would not be materially greater than what can take place currently.

- 6.6 The proposal would therefore not result in any harmful impact on the amenity of the adjoining properties in terms of loss of light, overshadowing, outlook or overlooking and would be considered acceptable.

7. Transport

Car Parking

- 7.1 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the Borough to be car-free. The council will not issue on-street parking permits in connection with new development and use legal agreements to ensure that future occupants

are aware that they are not entitled to on-street parking permits. The development proposes to create a new residential dwelling, by combining the two existing residential units. The Council's transport department have advised that car free development needs to be secured via a legal agreement for the new residential unit, allowing the proposal to be in accordance with Policy T2 of the Camden Local Plan. Any successful planning permission would be subject to an obligation requiring a head of term for car-free.

Highway and Public Realm Improvements directly adjacent to the site

7.2 Paragraph 6.11 (Policy A1) of the new Camden Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces at the developer's expense. The existing crossover at the subject property will become redundant (due to the garage being demolished) if the development is granted planning permission and implemented. This crossover would be removed, and the footway reinstated along this section of the footway. The footway directly adjacent to the site could also be damaged as a direct result of the proposed works. The Council's transport department have therefore advised that a financial contribution for highway works should be secured as a section 106 planning obligation. This would allow the proposal to comply with Policy A1 of the Local Plan.

8. Recommendation

Grant Conditional 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 30th July 2018, 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'.

MPS Design Ltd
Falcon Field
2 Linersh Wood
Bramley
Guildford
GU5 0EE

Application Ref: **2017/6753/P**

25 July 2018

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:
18 Mansfield Road
London
NW3 2HP

Proposal: Proposed conversion of property from 2 no flats (1 x 1 bed and 1 x 4 bed) to a single family dwellinghouse (Use Class C3); demolition of detached garage, erection of single storey rear extension, second floor terrace boundary treatment, rear dormer window, installation of 3 no. rooflights and replacement rooftiles, replacement fenestration to front and rear elevation, new brick boundary treatment and front entrance door.

Drawing Nos: Site Location Plan, MR-10 , MR-11, MR-20, MR-21, MR-22 Rev A, MR-100 Rev B, MR-101 Rev C, MR-204, MR-200 Rev C, MR-201 Rev D, MR-202 Rev C, MR-203 Rev C.

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 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:

Site Location Plan, MR-10 , MR-11, MR-20, MR-21, MR-22 Rev A, MR-100 Rev B, MR-101 Rev C, MR-204, MR-200 Rev C, MR-201 Rev D, MR-202 Rev C, MR-203 Rev C.

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

- 4 Prior to the first use of the second floor roof terrace, full details of the proposed planters to be erected on the eastern side boundary (adjacent to no. 20 Mansfield Road) shall be submitted to and approved in writing by the local planning authority. The landscaping works shall be carried out in accordance with the approved details and permanently retained and maintained as such. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: In order to prevent unreasonable overlooking of neighbouring premises and to ensure that the development achieves a high quality of landscaping in accordance with the requirements of D1 and A1 of the London Borough of 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.
- 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.
- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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