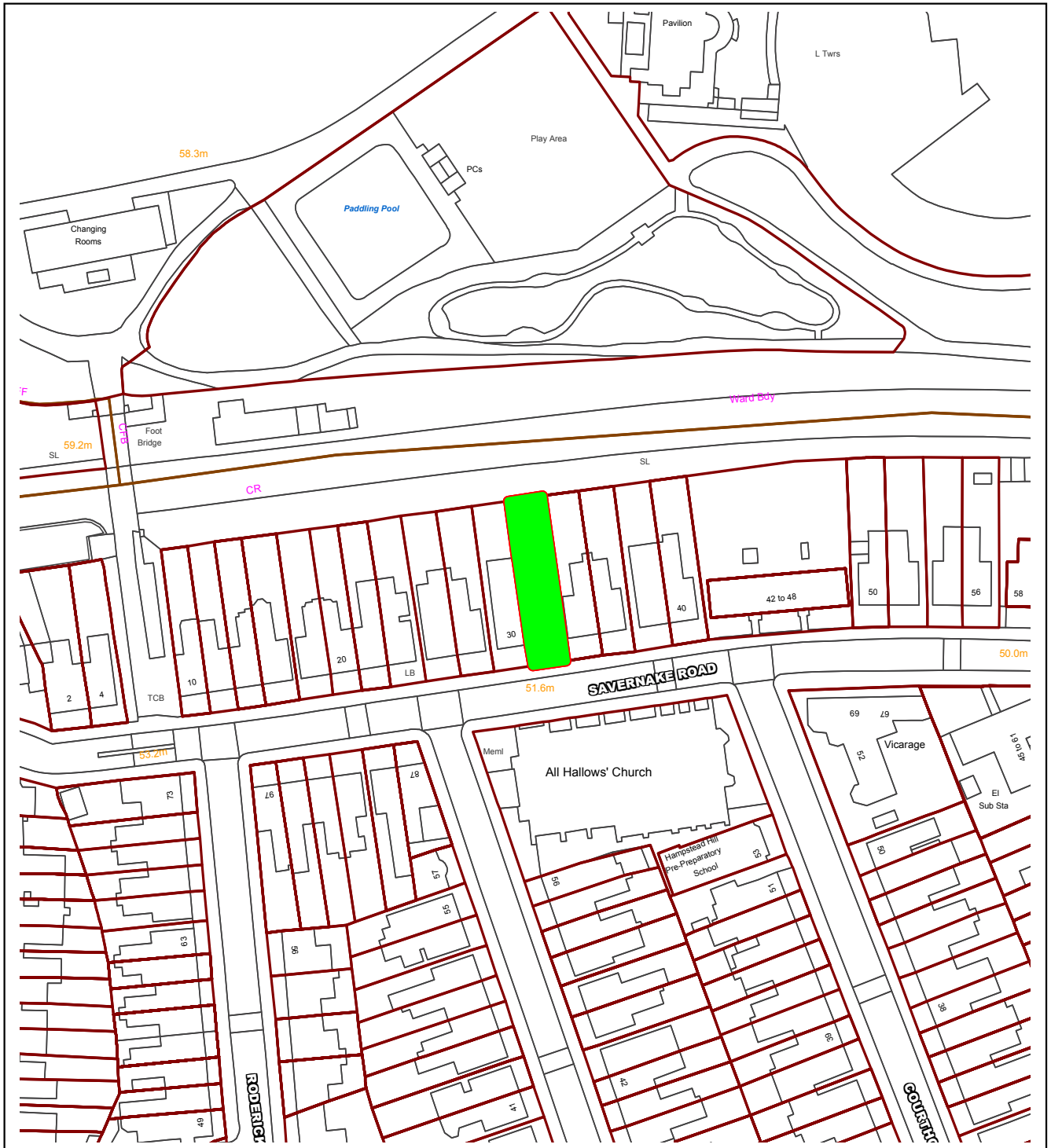


2018/2890/P 32 Savernake Road



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Image 1, North elevation showing the property a pair.



Image 2. Front Elevation





Image 3. Flank elevation facing north



Image 4 Rear garden facing south.



Image 5. 3D Image showing the proposed extension matching the neighbouring pair.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	15/08/2018
		N/A / attached		<b>Consultation Expiry Date:</b>	23/09/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2018/2890/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
32 Savernake Road London NW3 2JP			See decision notice.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Erection of a single storey wraparound extension to the rear elevation at ground floor level a single storey rear extension on the outrigger at second floor, extension of existing rear dormer, installation of roof lights and alteration to the fenestration to the front and rear elevation all associated with the use as residential dwelling.					
<b>Recommendation(s):</b>		Granted Planning Permission			
<b>Application Type:</b>		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
Summary of consultation responses:	Site notice displayed 30/08/2018 to 23/09/2018 Press notice was published on 22/08/2018 to 15/09/2018					
CAAC/Local groups* comments: <small>*Please Specify</small>	Mansfield CAAC: Object – We object to the size and design of the rear dormer and the 2nd floor roof extension. Both these elements are out of kilter with the contents of the CA appraisal and should be resisted, notwithstanding any nearby examples.  <i>Officer Comments are listed below:</i> <ul style="list-style-type: none"><li>There is an existing dormer extension, which measures approximately 2.0m in depth x 1.2m in width and 1.8m in height. The proposed dormer extension would be increase in height and width by a further 1m. The proposed dormer roof extension would be compliant with Camden SPG guidance and would be appropriately set back from the roof eaves (0.6m) and ridge by 0.5m and would be a subservient addition in its design and appearance.</li><li>The second floor roof extension would match the height, bulk and scale of the extension at the neighbouring semi-detached property 30 Savernake Road that was granted planning consent in 2010. There is no material change from the LDF 2010 and the Local Plan 2017 in terms of design and heritage policies. Furthermore, the rear second floor extension would offer uniformity and symmetry to the rear elevation.</li></ul>					

## Site Description

The application site relates to a four storey semidetached property on the north side of Savernake Road, within the Mansfield Conservation Area. The building faces onto the Grade II\* Listed All Hallows Church to the front. To the rear the garden backs on the Railway Line and adjoining sidings (designated as Private Open Space) and the athletics ground and children's pool of the Metropolitan Open Space of Hampstead Heath beyond.

The site is within a group of buildings from No's 26-40, which, along with No's 64 to 112 form an historic group of similar architectural style and character. Many of the buildings in this group have second floor rear extensions.

## Relevant History

### Host Building

N/A

### Other properties

- No 30 Savernake Road - 2010/4927/P - Planning permission for the erection of single storey second floor rear extension at existing dwelling house (Class C3). Granted 08/11/2010.
- No 40 Savernake Road – 9100192: Erection of front and rear dormer windows at roof level and erection of rear extension at second floor level for residential use. Granted 29/01/91

- No 66 Savernake Road -2010/3825: Erection of a second floor rear extension to second floor flat (Class C3). Granted 27/09/10
- No 68 Savernake Road - 34293: Change of use to three self-contained flats and works of conversion including the erection of arrear extension at second floor level and the formation of terraces at 1st and 2nd floor levels. Granted 08/11/1982
- No 72 Savernake Road - 8703155: Retention of two self-contained flats and the formation of a self-contained maisonette including the erection of rear extensions at ground and second floors; the formation of roof terraces at rear first and second floors; the installation of dormer windows at front and rear and the erection of three bin stores at the front. Granted 08/04/1988
- No 76 Savernake Road – 14781: Alterations and addition at second floor level to provide five self-contained units. Granted 18/12/1972.
- No.88 Savernake Road - Erection of single storey side/ rear extension to ground floor flat (C3). Granted 04/12/2017.
- No 96 Savernake Road - PE9900002: Erection of rear extension at second floor level. Granted 08/10/1999

## **Relevant policies**

### **National Planning Policy Framework (2018)**

#### **London Plan (2016)**

Policy 7.4 – Local Character

Policy 7.6 – Architecture

#### **The Camden Local Plan 2017**

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

T4 Sustainable movement of goods and materials

DM1 Delivery and monitoring

#### **Supplementary Planning Guidance 2018**

CPG 1 - Design (July 2015 Updated March 2018)

CPG3 – Sustainability (July 2015 updated March 2018)

CPG6 - Amenity (September 2011 updated March 2018)

#### **Mansfield Conservation Area Appraisal and Management Strategy 2008**

## **Assessment**

### **1.0 Proposal**

1.1 The proposed second floor extension would measure 2.2 metres in depth, 3.8 metres in width and 2.7 metres in height. The ground floor wraparound extension comprises a side extension and a rear extension. The proposed side extension would measure approximately 9.7m in depth and extend between 2.2 to 2.3m in width. Whilst the rear extension would extend 2.9m from the established building line and would measure approximately 3.2m in height.

1.2 The dormer extension would measure 2.3m in length be 2.3m in width and approximately 2.2m in height.

### **1.5 Revision**

- 1.6 A small roof window is proposed and the detail design of the dormer window has been revised to follow the hierarchy of windows and the sash style of those on the lower floors. The proposed dormer fenestration and additional roof light to the rear would match the design and appearance with fenestration detail at no.30.

## **2.0 Design**

- 2.1 The upper parts of the rear of the buildings along this part of the street are highly visible from the rear due to their openness onto the railway and the heath. The proposed second floor extension which has large areas of glazing would appear as a lightweight addition to the rear elevation. The extension would fit neatly behind the existing chimney wall on the shared boundary and utilize matching brick to build up the external wall on the eastern side elevation. Due to the lightweight design, minimal size, siting adjacent to an existing projecting chimney wall and its location at the rear of the property, it is considered that the second floor extension would not have a detrimental impact on the character and appearance of this pair of semi-detached properties or the wider Mansfield Conservation Area and would not impact upon the openness of the private space of the railway lands or on the heath.
- 2.2 Although Camden Planning Guidance denotes that extensions that are higher than one full storey below roof eaves will be strongly discouraged, there are a number of rear second floor extensions on properties along this part of Savernake Road. Notably, the neighbouring semi-detached property no.30 and there are existing second floor extensions at Nos, 28, 36, 38, 40, 66, 68, 70, 72, 74, 76, 84, 90, 94 and 96 (some do not appear to have the benefit of planning permission but appear to be well established). Given this context, it is considered that second floor rear extensions are an established historical characteristic of this group of properties and it would not be appropriate for the Council to resist the principle of this type of extension in this location.
- 2.3 The principle of the infill ground floor extension is considered acceptable in terms of its setting along the flank (east) elevation. The design of the wraparound addition is part of character of this part of the Mansfield Conservation Area. The infill addition would maintain the existing building line, retain a gap between the existing boundary wall with the neighbouring property by approximately 1.2m and extend along the flank (east) elevation by approximately 9.7m. The rear part of the wraparound extension would measure 2.7m in depth, 6.1m in width and 3.1m in height.
- 2.4 The proposed rear dormer roof extension would measure 2.3m in length be 2.3m in width and approximately 2.2m in height. The proposed rear dormer would meet the Supplementary Planning Guidance requirement by being appropriately set back by the minimum of 500mm or more from the eaves and roof ridge. The size, design and materials of the rear dormer is viewed as being proportionate to the roof being extended and it is considered that the proposed dormer would be subordinate to the host building. Moreover, the size and scale of the proposed dormer window would not have an adverse impact on the character and appearance of the host building or the Mansfield Conservation Area.

## **2.5 Other works**

- 2.5 To the front elevation, it is proposed to replace the existing uPVC windows with traditional timber sash casement windows. The replacement of the uPVC windows would be welcomed. At roof level it is proposed to install three roof lights on the shallow pitched roof. The roof lights would not be visible from the public domain. As such, they would not detract from the design and appearance of the Mansfield Conservation Area.
- 2.5 The existing uPVC windows at first and second floor level of the rear elevation would be replaced with timber framed sash windows. No objection is raised in regards to the windows design and appearance. The metal railings proposed to the existing second floor terrace is acceptable in design and appearance.
- 2.6 A small bay tree and a birch sapling are to be removed to enable the ground floor extension the tree officer raised no objection to the proposed tree being removed to the rear elevation given the trees size and age. A condition has been attached to the decision notice to require tree replacement.

## **3.0 Amenity**



- 3.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree."
- 3.2 The second floor extension fits behind the existing chimney boundary wall on the shared boundary with number 30 and given that there is no existing window to the flank elevation with no. 34. It is not considered that the second floor extension would not have any amenity concerns with the neighbouring properties in regards to the loss of daylight/sunlight nor would the proposal exacerbate existing levels of overlooking.
- 3.3 The four pane side windows would have obscured glazing to limit any potential impact with loss of privacy/overlooking considering the flank wall with number 34 is approximately 1.2m high. This would be conditioned. The high level windows along the side of the proposed infill extension would be 1.8m high to minimise any potential impact with the neighbouring residential amenity in regards to loss of privacy/overlooking.
- 3.4 It is not considered that the infill extension at ground floor level would have an adverse impact with the neighbouring amenity. The rear addition would be set back from the flank elevation of Number 34 by approximately 4.8m and when measured on plan and elevation the 45-degree line indicate that the no.34 west facing windows would not be detrimentally impacted upon in regards to loss of daylight/sunlight nor would the infill addition impact with overshadowing.
- 3.5 The proposed single storey extension at second floor level would match the height and depth of number 30 Savernake Road rear extension there is no anticipated impact with no 34. Therefore, it is not considered that the second floor addition would have an impact on the neighbouring amenities in regards to daylight/sunlight nor sense of enclosure. The proposed extension would not have an impact in terms of privacy given the existing context and the pre-existing roof terrace.

#### **4.0 Recommendation**

Grant 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 24th September 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](http://www.camden.gov.uk) and search for 'Members Briefing'.**

Application ref: 2018/2890/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 19 September 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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Freehaus  
Studio 4F/H,  
436 Leroy House,  
London  
N1 3QP

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**32 Savernake Road**  
**London**  
**NW3 2JP**

#### Proposal:

Erection of a single storey wraparound extension to the rear elevation at ground floor level a single storey rear extension on the outrigger at second floor, extension of existing rear dormer, installation of roof lights and alteration to the fenestration to the front and rear elevation all associated with the use as residential dwelling.

Drawing Nos: 117- 0100 REVB, 117 - 0599 REVB, 117 - 0600 REVB, 117 - 0601 REVB, 117 - 0602 REVB, 117 - 0603 REVB, 117 - 0604 REVB, 117 - 1104, 117 - 1111, 117 - 1200, 117 - 1201, 117- 3100 REVB, 117 - 3599 REVB, 117 - 3600 REVB, 117 - 3601 REVB, 117 - 3602 REVB, 117 - 3603 REVB, 117 - 3604 REVE, 117 - 4111 REVA, 117 - 4104, 117 - 4200 REVB, 117 - 4201 REVC and Design and Access Statement dated 22.06.2018.

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).

- 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: 117- 0100 REVB, 117 - 0599 REVB, 117 - 0600 REVB, 117 - 0601 REVB, 117 - 0602 REVB, 117 - 0603 REVB, 117 - 0604 REVB, 117 - 1104, 117 - 1111, 117 - 1200, 117 - 1201, 117- 3100 REVB, 117 - 3599 REVB, 117 - 3600 REVB, 117 - 3601 REVB, 117 - 3602 REVB, 117 - 3603 REVB, 117 - 3604 REVE, 117 - 4111 REVA, 117 - 4104, 117 - 4200 REVB, 117 - 4201 REVC and Design and Access Statement dated 22.06.2018.

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

- 4 Prior to the end of the next available planting season, replacement of the two trees shall be carried out in accordance with details of replanting species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The ground floor side extension shall not be occupied until the obscured glazing as shown on the 117-4201 REVC has been installed. The obscured glazing shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 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.

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**