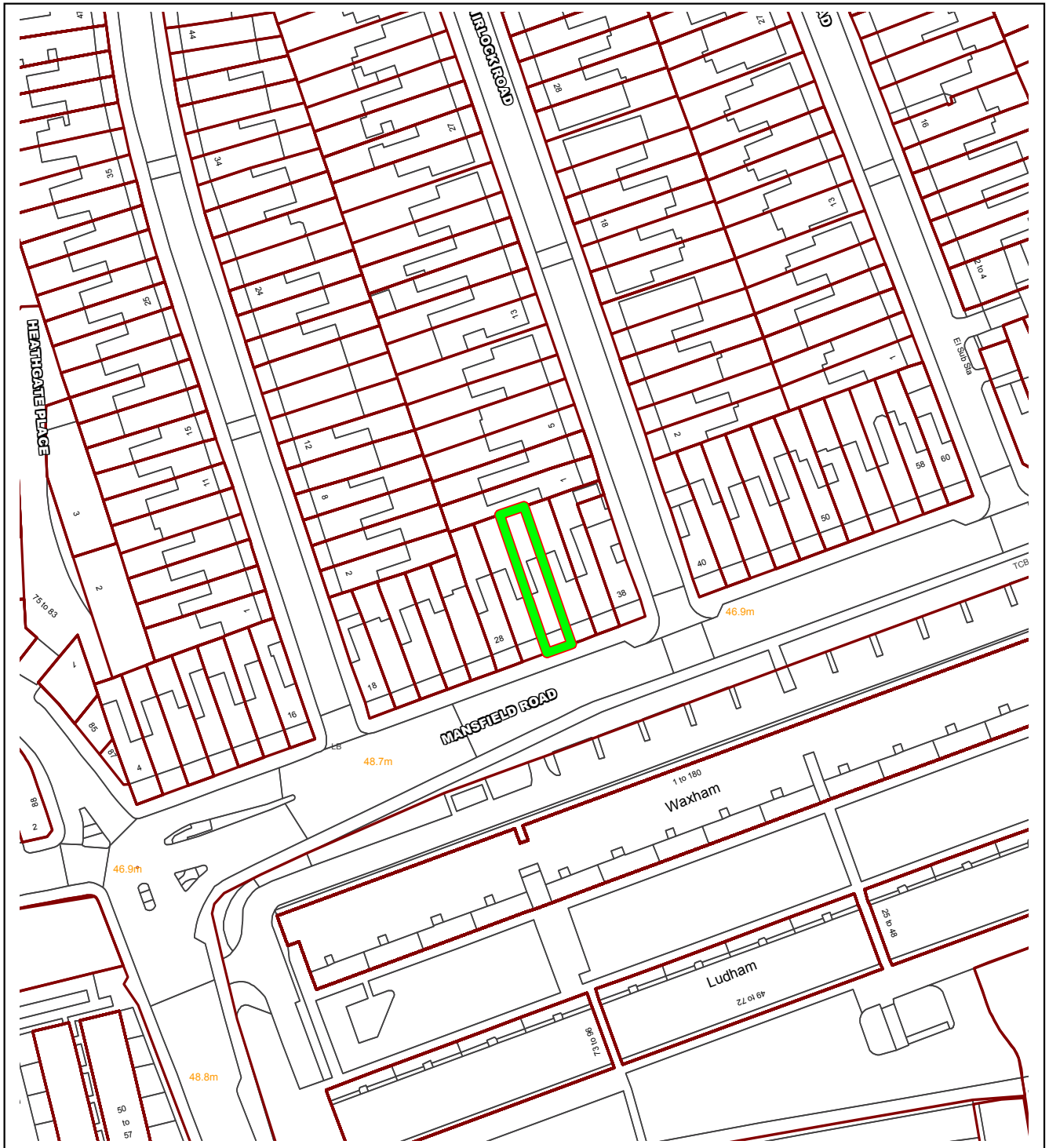


32 Mansfield Road 2018/3361/P



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Site photographs

1. Existing rear elevation



2. Aerial view showing rear extensions to neighbouring properties in terrace.

No.32



Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 23/10/2018	
				Consultation Expiry Date: 07/10/2018	
Officer			Application Number(s)		
Patrick Marfleet			2018/3361/P		
Application Address			Drawing Numbers		
32 Mansfield Road London NW3 2HP			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of single storey side/rear infill extension at ground floor level and single storey rear extension at first floor level.					
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	00	No. of objections	00
Summary of consultation responses:		Site notice: displayed from 12/09/2018 - 06/10/2018 Press notice: displayed from 13/09/2018 - 07/10/2018 No comments were received from neighbouring properties.			
Mansfield CAAC - object		<p>1. We do not object to the single storey rear wrap-around extension but do object to the 1st floor extension. This will be overbearing to the adjoining property and would be detrimental to this set of rear elevations along Mansfield Road. The drawings submitted are misleading and have absolutely no context showing. The main roof pitch and the whole appearance on the rear elevations is terribly drawn. This application should not have been validated.</p> <p><u>Officer Comment</u></p> <p>1. See paragraphs 1.3 and 2.2 of this report</p>			

Site Description

The application site relates to a 3 storey mid-terrace property located on the northern side of Mansfield Road. To the rear the site has an existing two storey closet wing and a small dormer window at main roof level. The majority of neighbouring properties have been altered in the form of single storey rear infill extensions at ground floor level and extensions to the original closet wings at first floor level.

The application building is located within the Mansfield Conservation Area, it is not listed but is identified as making a positive contribution to the character of the area.

Relevant History

Application site

None relevant to this application.

Neighbouring sites - 34 Mansfield Road

2015/2200/P - Erection of single storey side and rear extension. **Approved 22/06/2015.**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Draft London Plan 2017 was published for consultation in November 2017

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2011/2015

CPG 1 Design (July 2015 updated March 2018)

CPG 6 Amenity (Sept 2011 updated March 2018)

Mansfield Conservation Area Appraisal and Management Strategy 2008

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the erection of a single storey side infill and rear extension at ground floor level. Permission is also sought for the extension of the existing closet wing at first floor level.

1.2 At ground floor level the proposed side infill extension would have a depth of 7.8m and a maximum pitched roof height of 3.4 metres. The proposed rear extension would project beyond the rear of the existing closet wing at the site and would have depth of 2m and a pitched roof height of 3.4 metres. The rear elevation of the proposed side infill would be set back from the rear elevation of the rear extension by approximately 1.2 metres.

1.3 At first floor level the proposed rear extension would have a maximum depth of 2 metres to match the depth of the adjoining extension at No.34, with no increase in height.

Revisions

1.3 Following concerns from the Mansfield CAAC and advice from officers over the accuracy of the existing and proposed drawings, the applicant has submitted amended plans which accurately reflect the existing layout at the site and give a clear indication of the size and scale of the proposed works.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation;
- Amenity of neighbouring residential occupants

2.2 Design and conservation

2.2.1 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 and listed buildings.

2.2.2 The size, scale, design and location of the proposed side infill extension, between the flank elevation of the existing closet wing and boundary with No.30, is considered to represent a subordinate addition that would not harm the original character and proportions of the host and neighbouring buildings. Similarly, the proposed ground floor rear extension would match the size and design of the extension approved at the adjoining property at No.34 Mansfield Road (ref 2015/2200/P) and its limited size and depth is not considered to detract from the character and setting of the host and neighbouring buildings, particularly given the prevalence of similar sized extensions to several properties in the wider terrace. Furthermore, the proposed side infill extension would be set back from the rear elevation of the proposed rear extension by approximately 1.2m which would allow the original external plan form of the property to continue to be read, which is welcomed.

2.2.3 Officers note the concerns raised from the Mansfield CAAC regarding the impact the proposed first floor extension would have on the appearance of the host and neighbouring properties. However, the proposed first floor extension would extend to the same depth as the adjacent first floor extension at No.34 Mansfield Road and would help to rebalance the symmetry between the two properties. Therefore, the overall size and scale of the proposed first floor extension is considered to represent a subordinate addition that would not cause harm to the character of the host property or surrounding conservation area, particularly given existence of similar sized first floor extensions to neighbouring properties in the terrace.

2.2.4 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the host building and conservation area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, design and limited visibility of the proposed extensions would ensure no undue harm is caused to the character of the host building and surrounding conservation area.

2.3 Amenity of neighbouring residential occupants

2.3.1 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, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The proposed side infill extension would be similar in size and scale to the existing side infill extension to the neighbouring property at No.30 Mansfield Road and would not cause harm to the amenity of the neighbouring occupiers in terms of loss of light, outlook or privacy as a result. Similarly, the proposed ground floor rear extension would match the size and height of the adjoining extension at No.34 Mansfield Road and would not have an unacceptable impact on neighbouring amenity.

2.3.3 The proposed first floor rear extension would extend to the same depth as the existing extension at No.34 and its overall size and scale would not add a significant amount of bulk to the property and would not increase the height of the existing first floor extension, ensuring no loss of light or outlook would occur as a result of the development.

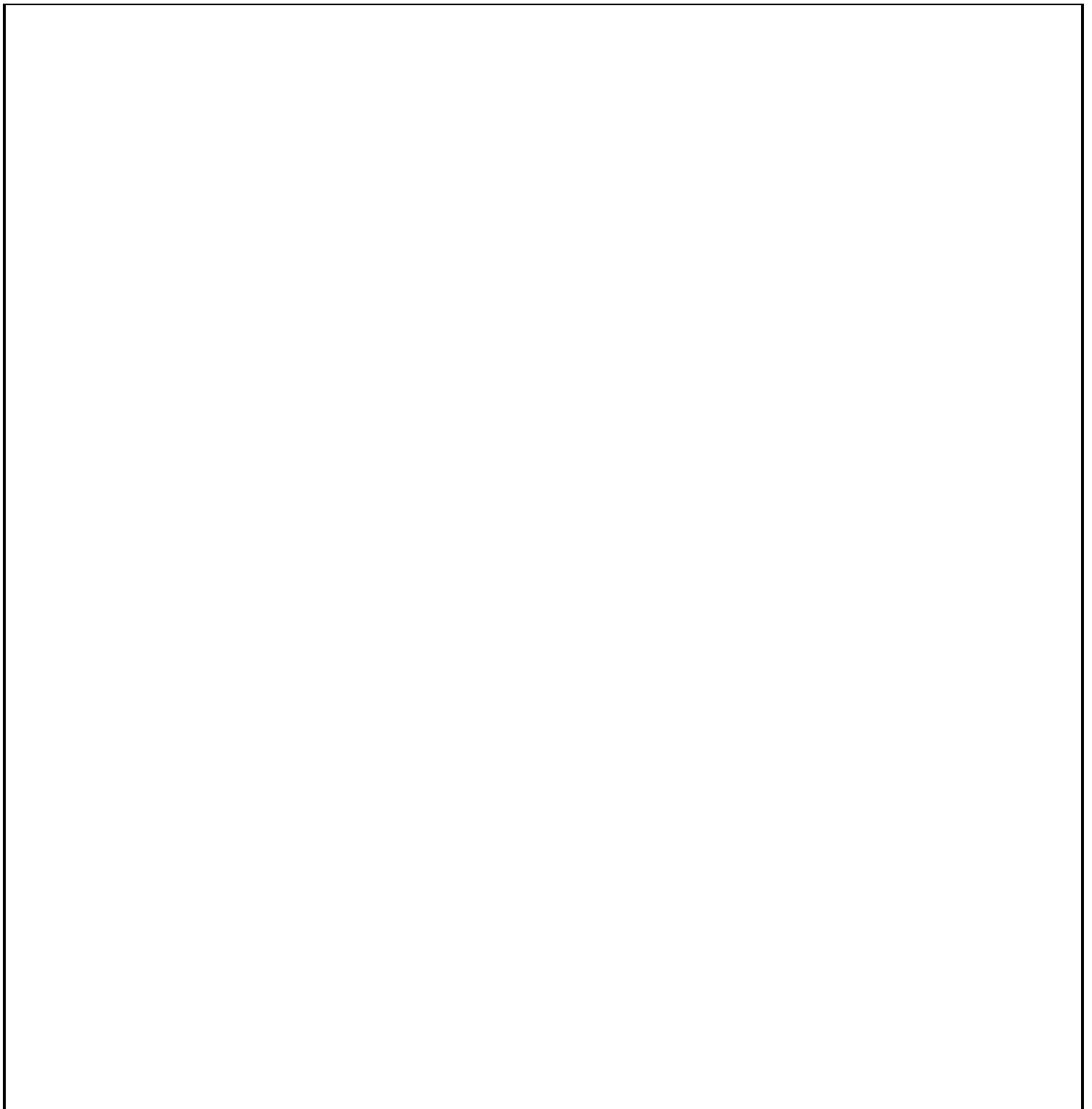
2.3.4 The windows of the proposed extensions would share the same outlook as the existing rear windows at the site and would not result in any increased overlooking to neighbouring properties.

3 Recommendation

3.1 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 12th November 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'



Application ref: 2018/3361/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 7 November 2018

Development Management
Regeneration and Planning
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Judd Street
London
WC1H 9JE

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planning@camden.gov.uk
www.camden.gov.uk

Chester Row Management Limited
152 Buckingham Palace Road
London
SW1W 9TR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

32 Mansfield Road
London
NW3 2HP

DECISION

Proposal:

Erection of single storey side/rear infill extension at ground floor level and single storey rear extension at first floor level.

Drawing Nos: 006 Rev1, 007 Rev1, 008 Rev1, 010 Rev1, 009 Rev1, 003, 004, 005

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: 006 Rev1, 007 Rev1, 008 Rev1, 010 Rev1, 009 Rev1, 003, 004, 005.

Reason:

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

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 paragraph 38 of the National Planning Policy Framework 2018.

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