

2018/3991/P – 5 Bolton Road



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.



Photo 1 – view of no's 2-6 Bolton Road



Photo 2 – view of roof extension and terrace at no.4 Bolton Road



Photo 3 – aerial view looking south



Photo 4 – aerial view looking east

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	08/11/2018
		N/A		Consultation Expiry Date:	14/10/2018
Officer			Application Number(s)		
Kristina Smith			2018/3991/P		
Application Address			Drawing Numbers		
5 Bolton Road London NW8 0RJ			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Erection of a mansard roof extension with rear dormer and terrace					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
			No. of support	00
Summary of consultation responses:	<ul style="list-style-type: none">A site notice was displayed outside site on 19/09/2018A press advert was published between 20/09/2018 and 14/10/2018			
	4 surrounding occupants (all responses marked confidential) objected on the following grounds:			
	<u>Design and conservation</u>			
	<ul style="list-style-type: none">Proposed build-up of the side party wall will affect outlook of adjacent skylight and reduce daylightNot a coordinated design with mansards of surrounding neighbours and contrary to CPG1			
	Officer's comments: Please refer to Design section of report			
	<u>Amenity</u>			
	<ul style="list-style-type: none">Terrace will lead to loss of privacy for living rooms of surrounding properties. Existing terraces are sufficiently spaced out to not impact on privacy.Privacy screen will harm view from adjacent window.Roof extension will lead to loss of daylight			
	Officer's comments: Please refer to Amenity Section			
	<u>Other issues</u>			
	<ul style="list-style-type: none">Construction work at this property has been ongoing for a long period of timeConstruction work has been very disruptive			
	Officer's comments: Whilst there is an extensive planning history at the property (see planning history), the works have been of a piecemeal nature and therefore a Construction Management Plan has not been secured			
	<ul style="list-style-type: none">Concerns that the works won't meet building regulations			
	Officer's comments: The applicant will need to seek a building regulations completion certificate, which cannot be controlled by the planning process			
	<ul style="list-style-type: none">Proposed drawings inaccurately represent the extensions at neighbours' properties			
	Officer's comments: This has since been rectified via revised existing drawings			
	<ul style="list-style-type: none">Various incorrect information in DAS regarding situation of surrounding properties			
	Officer's comments: the inaccuracies have not affected the assessment of the proposal			

	<ul style="list-style-type: none"> • Site notice was removed <p>Officer's comments: <i>consultation was carried out in accordance with the Statement of Community Involvement.</i></p> <ul style="list-style-type: none"> • House already benefits from private amenity space, doesn't need a terrace in addition. <p>Officer's comments: <i>It has been demonstrated that there is no amenity or visual impact from the terrace. This is not an additional material consideration.</i></p>
Local Groups/ CAAC	No responses

Site Description

The application site is a mid-terrace three storey (plus lower ground floor level) single dwelling house, situated on the south side of Bolton Road. The property belongs to a wider building group of no's 1-8 Bolton Road that share a strong architectural language including white rendered facades, decorative front balustrading at first floor level and gentle sloping pitched roofs concealed behind a front parapet but exposed at the rear. The rear garden of the site is situated perpendicular to the rear gardens of no.19 Greville Place.

The building is not listed but is located within the St. John's Wood Conservation Area and is referred to as a positive contributor. Of the terrace, the CAAS reads, "*a complete surviving terrace of eight mid- to late-Victorian stucco townhouses with rustication and curved bays at ground and basement level. The first-floor piano nobile is emphasised by a continuous decorative iron balcony.*"

Relevant History

Application site

2008/4317/P - Erection of a glazed extension on the roof of the existing lower ground floor extension of the dwellinghouse. **Granted 11/11/2008**

PW9902621 - Erection of a single storey rear extension to garden flat, with roof terrace over and staircase access to the garden. **Granted 05/10/1999**

9301294 - Change of use of lower ground floor to a self-contained flat including the erection of a single storey rear extension with roof terrace over and a staircase access to the rear garden. **Granted 29/09/1994**

No.4 Bolton Road (adjoining neighbour)

9400744 - Erection of mansard roof extension to provide additional bedroom for top floor flat. **Granted 27/10/1994**

PW9802080R1 - Variation to planning permission dated 28th October 1994 (Ref: 9400744R1) for erection of a mansard roof extension, in respect of the addition of a roof terrace and railings – **Granted 13/08/1998**

No.6 Bolton Road (adjoining neighbour)

J5/13/14/35934 - Change of use including works of conversion to form three self-contained flats and a maisonette including the construction of a roof extension. **Granted 28/03/1983**

No.7 Bolton Road

8703117 - Erection of a mansard roof extension at the front a glazed roof extension at the rear and a roof terrace in conjunction with the conversion of the attic to provide additional living space for the existing maisonette – **Granted 17/02/1988**

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 (Design) - 2015

CPG Amenity - 2018

St John's Wood Conservation Area Appraisal and Management Strategy (2009)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Mansard roof extension with 1no. dormer and terrace to rear

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

- Replacement of glazed balustrade with black metal railings
- Installation of privacy screen on eastern side of terrace
- Retention of sloping rather than built-up parapet walls

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

Design

2.2 The application site is located within the St. John's Wood 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.

2.3 Paragraph 5.6 of CPG1 (design) states that roof alterations are likely to be acceptable where there are a variety of additions to roofs which create established patterns and where further development of a similar form would not cause additional harm. Of the 9 properties that make up the building group to which the application site belongs, no's 3, 4, 6 and 7 Bolton Road. The mansard roof extensions at the two adjoining properties no's 4, 6 and 7 are expressed to the rear by a single, rear dormer with terrace atop the flat roof of the shallow closet wings. Whilst the scale of the proposed dormer is perhaps larger than would be allowed on a typical roof slope, it is considered that extending the existing pattern of development to no.5 Bolton Road would provide a coordinated design that doesn't create a variety of styles which could appear visually

incongruous.

- 2.4 The additional bulk would have limited legibility in surrounding views. The proposal would not be perceptible from any point in the public realm and only in private views from the rear gardens of the nearest properties on Greville Place and from windows from a housing block situated approx. 50m away. Given the established pattern of roof development surrounding the application site, the addition of bulk is not considered to have a harmful impact on these views where it is expected to be read as a continuation of the roofline.
- 2.5 The front dormer slope would be 60 degrees which corresponds with the mansards adjacent and necessary in order to provide a consistent front roof slope. The two rooflights on the front slope would be installed flush to the roofslope and of an appropriate scale commensurate with those rooflights on surrounding mansards.
- 2.6 The dormer would be set in from the side parapet walls by at least 0.5m on either side. It would have a stepped profile to match no's. 4 and 6 Bolton Road, which would prevent the full width being legible in the aforementioned limited private views. The existing rear parapet wall would conceal the bottom section of the dormer. The sloping side parapet walls are to remain untouched.
- 2.7 The terrace would be a consistent feature across no's 4 – 7 Bolton Road. A 2.5m wide timber slatted privacy screen is proposed in this instance on the eastern boundary to protect views to no.4 Bolton Road. Against the backdrop of the mansard roofs and side parapet walls, it is expected that the screen would be barely perceptible.
- 2.8 The roof extension would be clad in natural slate and comprise 4 no timber framed sash windows. The materials are thought to be sensitive and appropriate for the conservation area setting.

Amenity

- 2.9 A terrace would be provided on the flat roof of the existing full height closet wing, accessed from a door in the set-back section of the dormer. A 1.7m high by 2.5m wide privacy screen along the eastern boundary would prevent views into the living room window of no.4 Bolton Road. The dormer window at no.6 is located a sufficient distance away for views back from the terrace not to be possible.
- 2.10 The massing of the roof extension would be situated within the volume of the building and between the side parapet walls and is not expected to have adverse impact on the daylight/sunlight received by neighbouring properties.
- 2.11 The scale of the terrace is considered to be of an appropriate residential scale insofar that it would not enable large groups of people to gather at any one time. The size of the terrace corresponds with the other terraces across the building group.
- 2.12 The privacy screen would project in front of the neighbour's window by approx. 1.6m, which is not considered to have a material impact on the outlook from the dormer window of no.4 Bolton Road, especially given the clear outlook the property benefits from in other directions.

3.0 Conclusion

3.1 Grant Conditional 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 19th

November, 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: 2018/3991/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 12 November 2018

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

Phone: 020 7974 4444

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

Donald Shearer Architects
Unit 4, Scholars' House
Shottery Brook
Office Park
Timothy's Bridge Rd
Stratford-upon-Avon
CV37 9NR

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Bolton Road
London
NW8 0RJ

Proposal:

Erection of a mansard roof extension with rear dormer and terrace

Drawing Nos: 1391-BA-100; 1391-BA-101; 1391-BA-102 (Rev B); 1391-BA-103; 1391-BA-104 (Rev B); 1391-BA-106; 1391-BA-107; 1391-BA-108 (Rev D); 1391-BA-109 (Rev D);
Design statement, prepared by Donald Shearer Architects (dated 16th August 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: 1391-BA-100; 1391-BA-101; 1391-BA-102 (Rev B); 1391-BA-103; 1391-BA-104 (Rev B); 1391-BA-106; 1391-BA-107; 1391-BA-108 (Rev D); 1391-BA-109 (Rev D); Design statement, prepared by Donald Shearer Architects (dated 16th August 2018)

Reason:

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

- 4 The 1.7 metre high privacy screen (as shown on drawing no.1391-BA-109 (Rev D)) hereby approved shall be installed prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with 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 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

DRAFT

DECISION