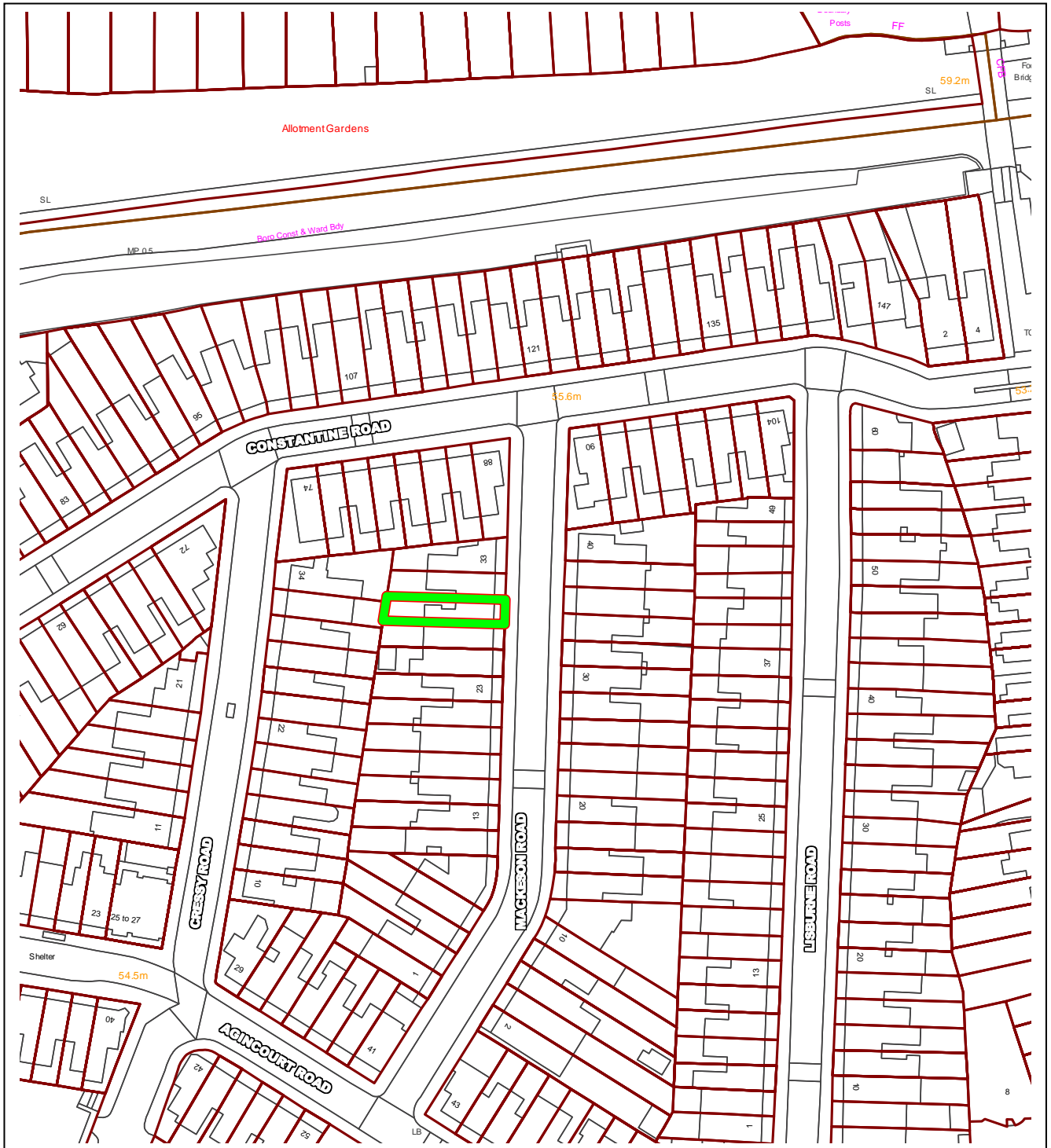


2018/4416/P 29 Mackeson Road NW3 2LU



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Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	08/11/2018
		N/A / attached	Consultation Expiry Date:	11/11/2018
Officer			Application Number(s)	
Josh Lawlor			2018/4416/P	
Application Address			Drawing Numbers	
Flat 1 29 Mackeson Road London NW3 2LU			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a side and rear extension at ground floor.				
Recommendation:	Grant conditional planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notices were displayed near to the site on the 17/10/2018 to the 10/11/2018</p> <p>The application was publicised in the Ham & High from the 18/10/2018 to the 11/11/2018</p>			
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Objections were received from no. 31 Mackeson Road, the ground floor flat of no. 27, flat 2 no 29 Mackeson Road</p> <p>The objections related to:</p> <ul style="list-style-type: none"> • The use of a flat roof as opposed to a pitched roof • The height of the extension • Loss of light to rear living room of no. 29 as a result of the front extension • Use of flat roof as balcony • Loss of light to the kitchen/family room at no. 31 • The sense of enclosure created by the extension in height of the boundary wall with no. 31 <p><i>Officer response: please see the design and amenity sections of this report</i></p>			
CAAC/Local groups* comments: *Please Specify	There was no response to the consultation letter sent to the Mansfield CAAC.			

Site Description

The site is comprised of a three storey 1950s red brick post war infill. The block is hemmed in by late 19th century Victorian terraces and is located within the Mansfield Conservation area. The site is split into three flats at ground, first and second floors. The application site relates to the ground floor flat.

Relevant History

The planning history for the application site can be summarised as follows:

TP/36386/SR49/7543/8 - The rebuilding of Nos. 23-29 (odd) Mackeson Road, Hampstead, each as three self-contained flats. Granted - 07/10/1949

There are permissions at neighbouring properties that are relevant to the application site:

31 Mackeson Road – **2013/4541/P** - Erection of single storey side/rear infill extension and rear dormer window with associated roof terrace. Granted - 31/03/2016

31 Mackeson Road - **2016/6351/P** - Variation of Condition 3 (approved plans) of planning permission reference 2016/0451/P dated 31/03/16 (erection of single storey side/rear infill extension and rear dormer window with associated roof terrace) namely to install a glazed infill structure between the approved side and rear ground floor extensions. Allowed on appeal - 13/04/2017

27 Mackeson Road - 2008/5674/P - Erection of a side extension at ground floor level. Granted - 16/02/2009

Relevant policies

National Planning Policy Framework (2018)

The London Plan (2016)

Camden Local Plan (2017)

- A1 Managing the Impact of Development
- D1 Design
- D2 Heritage

Camden Planning Guidance:

- CPG 1 – Design
- CPG 6 – Amenity

Mansfield Conservation Area Appraisal (2008)

Assessment

1. The proposal

1.1. Planning permission is sought for the infill of the side return and rear extension at ground floor.

2. Revisions

2.1. It should be noted that during the course of the assessment revisions to the proposed scheme were requested in order to appease concerns raised by officers:

- *The height of the front extension was reduced from 3.3m to 3.1m*
- *The roof pitch of the side return roof has been reduced by approximately 6 degrees*

2.2. The revisions made to the scheme did not materially affect the scheme and as such were accepted as amendments under the ongoing application.

3. Assessment

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, local area and the Mansfield Conservation area (Design and Conservation)
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2. The proposed extension is acceptable in principle as it would be subservient to the original building, and given that a number of other neighbouring properties along Mackeson Road have similar extensions.

4.3. At ground floor level a small gap would be left between the proposed side infill and rear elevation. This space would be used as a courtyard.

4.4. The depth of the rear extension from the existing rear elevation would be 2m. This would match the depth of the neighbouring extension at no. 31. The depth of the extension therefore respects the prevailing depths of rear extensions on this terrace.

4.5. The height of the extension would be 3.1m. It was not possible to match the height of the neighbouring extension at no. 31 given the ground level of the site. Overall the height of the extension is acceptable as the extension would remain clearly subordinate to the host building.

4.6. The use of red brick will complement the host 1950s building and wider conservation area. The side return will consist of a pitched glazed roof which is acceptable. The use of a flat roof for the extension is acceptable given that increased height would be required to accommodate the use of

a pitched roof. The flat roof of the front extension will use a bronze metal finish that will complement the building and conservation area.

- 4.7. Subject to the recommended conditions, it is considered that the proposed extension would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 5.2. The extension at no. 29 is acceptable given that there would not be unacceptable loss of amenity to neighbouring properties. The boundary wall with no. 31 is to be built up by 600mm to accommodate the extension. Given the extent of the building up of this boundary wall, it will not cause an unacceptable loss of light to no. 31. Excluding the building up of this portion of the boundary wall, the side infill portion of the extension would sit below the boundary wall of no 31.
- 5.3. The distance from the middle point of the double doors of no. 27 to the elevation of the proposed rear extension would be approximately 1.8m. The flat-roofed element of the extension would rise 1.2m over the boundary with no.27. CPG 6 states that 'where the nearest window stretches from floor to ceiling height (a patio door for example), the BRE guidance states that point at which the 45 degree angle is measured should be 1.6m from the floor.'
- 5.4. The proposal would meet the 45 degree rule taken from both plan and elevation as per the (CPG6). The proposal would therefore not have a significant impact on light to no. 27. The loss of outlook to no. 27 would not be significant. A condition is attached to this decision to ensure that the flat roofed front portion of the extension is not used as a terrace.

6. Conclusion

- 6.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

7. Recommendation

- 7.1. 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 19th 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: 2018/4416/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 14 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

West Port & Company
Studio 66 Great Western Studios 65 Alfred Road
London W2 5EU United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat 1
29 Mackeson Road
London
NW3 2LU

DECISION

Proposal:

Side and rear extension at ground floor

Drawing Nos: 18009-P-002, 18009-EX-100, 18009-EX-200, 18009-P-100, 18009-P-200_REV_A, 18009-P-4001_REV_A, 18009-P-100_REV_A, WP_18009_SK-001_45_Degree_Test, Design and Access statement,

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 shall be carried out in accordance with the following approved plans [18009-P-002, 18009-EX-100, 18009-EX-200, 18009-P-100, 18009-P-200_REV_A, 18009-P-4001_REV_A, 18009-P-100_REV_A, Design and Access statement]

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

- 2 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).

- 3 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.

- 4 The flat roof of the extension hereby approved shall not be used as an amenity terrace and shall only be accessed for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

DRAFT

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