

2018/4665/P – 67-69 Roderick Road, NW3 2NP

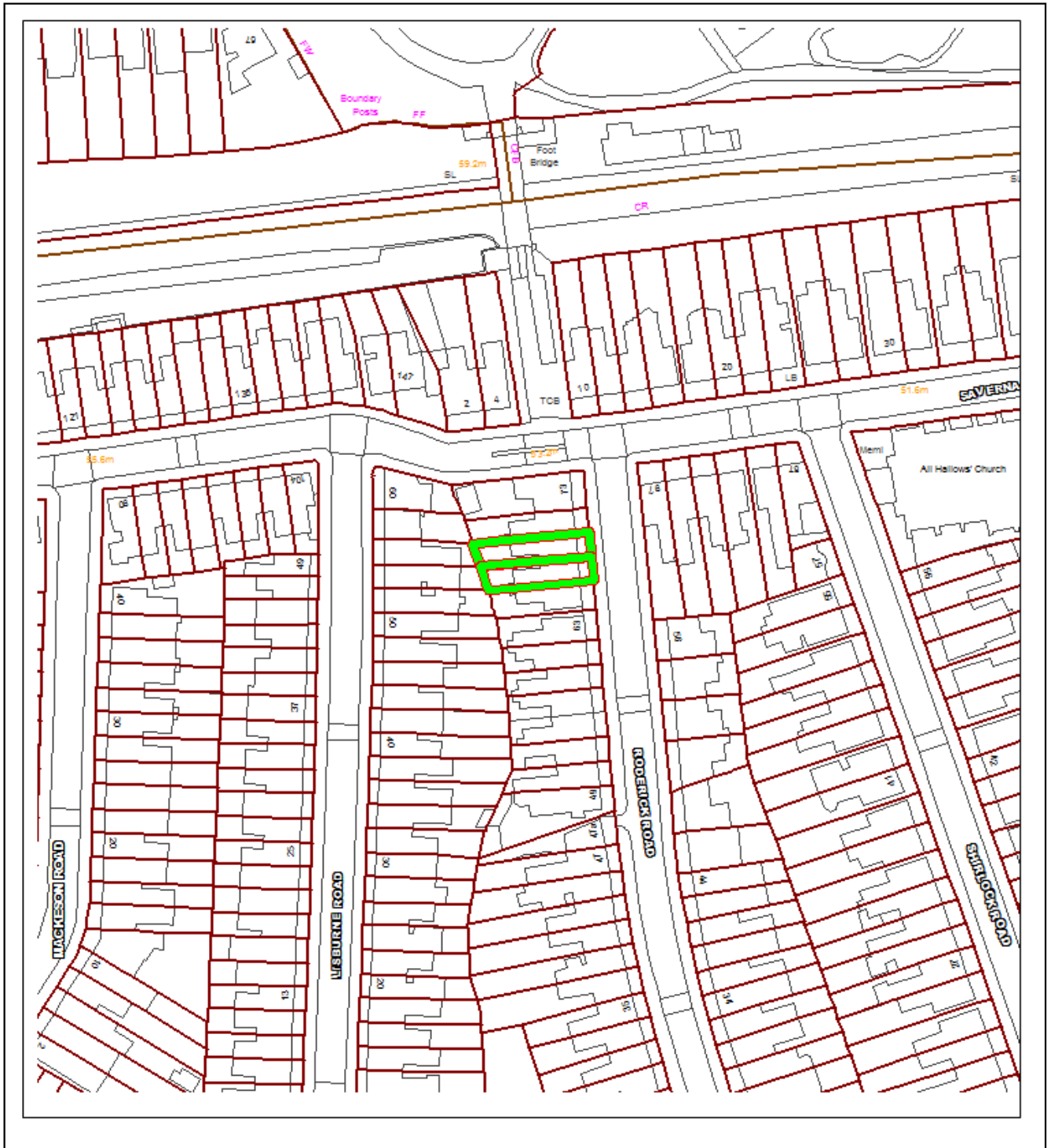




Photo 1 - View of application site from Savernake Road

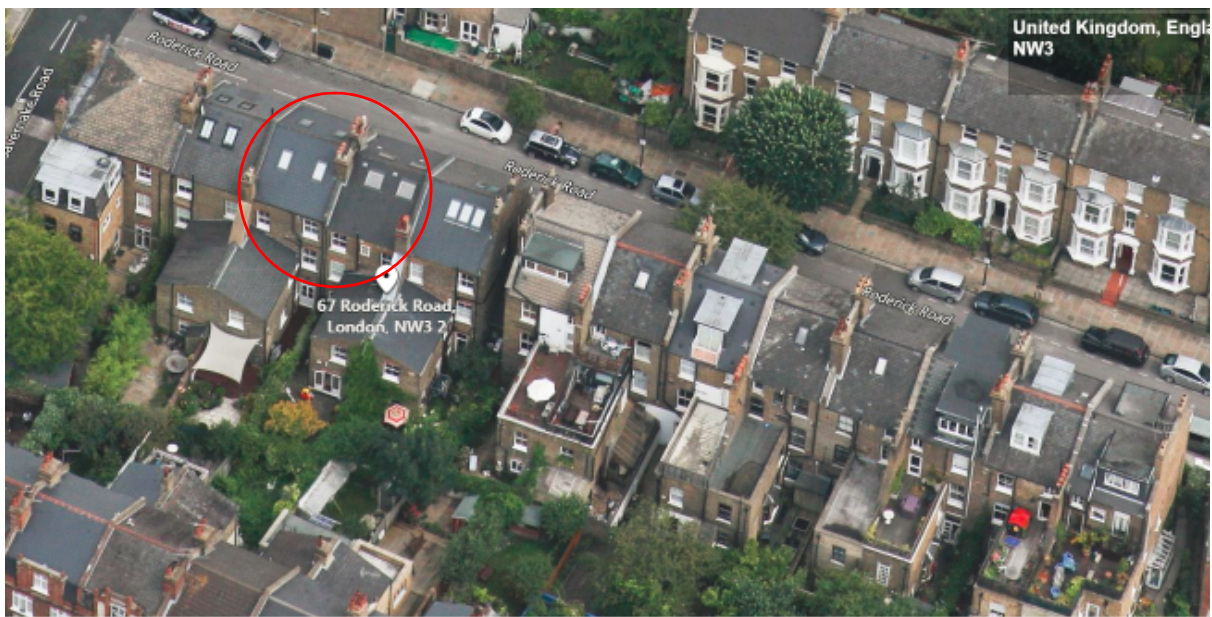


Photo 2 – Aerial view of wider building group with application site circled. (N.b dormer at no.71 not constructed at time of photo)



Photo 3 – rear elevation of no.67 Roderick Road



Photo 4 – Rear elevation of no.69 Roderick Road

Delegated Report		Analysis sheet	Expiry Date:	14/12/2018
(Members' Briefing)		N/A	Consultation Expiry Date:	16/12/2018
Officer			Application Number(s)	
Kristina Smith			2018/4665/P	
Application Address			Drawing Numbers	
67 - 69 Roderick Road London NW3 2NP			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 extensions to no's.67-69 Roderick Road; and erection of rear dormer and front cycle/bin store to no. 67 Roderick Road only.				
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
			No. of support	00
Summary of consultation responses:	<ul style="list-style-type: none"> • 2 site notices (1 outside site and 1 near no. 54/56 Lisburne Road) were displayed outside site on 16/11/2018 • A press advert was published between 22/11/2018 and 16/12/2018 <p>No responses received</p>			
Local Groups/ CAAC	<p>The Mansfield Conservation Area Advisory Committee objected on the following grounds:</p> <p>“The proposed rear dormer is not in keeping with the style of the building and has a blanked off part which adds to the inappropriate appearance. The remainder of the proposal is acceptable to the CAAC.”</p> <p><i>Officer response: please refer to paragraphs 2.8 – 2.11 of report</i></p>			

Site Description

The application site refers to a pair of four-storey Victorian terraced properties, situated on the west side of Roderick Road. Both properties are separate single dwelling houses. The property belongs to a wider building group of no's 67 - 73 that share the same architectural language including two storey decorated front bay windows and red brick detailing.

The building is not listed but is located within the Mansfield Conservation Area and is referred to as a positive contributor.

Relevant History

Application site

N/A

71 Roderick Road

2017/0995/P - Erection of single storey rear extension and single storey rear and side infill extension.
Granted 04/04/2017

73 Roderick Road

2016/1190/P - Erection of a rear dormer roof extension; installation of 2 conservation rooflights to front roofslope, 1 conservation rooflight to side roofslope and 1 conservation rooflight to rear roofslope.
Granted 16/08/2016

61 Roderick Road

2012/1100/P - The erection of a dormer window at the rear roof slope to residential dwelling (Class C3). **Granted 16/04/2012**

47 Roderick Road

2014/4595/P - Erection of a single storey infill extension to the flank elevation at ground floor level.
Granted 05/11/2014

49 Roderick Road

8804542 - The enlargement of the existing front roof dormer and the erection of a new rear roof dormer together with provision of balustrade to existing 2nd floor rear terrace – **Granted 09/05/1989**

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

Mansfield Conservation Area Appraisal and Management Strategy (2008) (Mansfield CAAMS)

Assessment

1. Proposal

1.1. The applicant seeks permission for the following works:

No.67 Roderick Road

- Erection of rear dormer measuring 2.5m (w) x 1.9m (h) x 3m (d)
- Installation of 1x replacement rooflight on main roof slope and 2 x rooflights on closet wing
- Erection of single storey rear/ side infill extension measuring 5.4m (w) x 2.8m (h) x 6.6m (d) (additional 15 sqm floorspace)
- Provision of cycle/bin store to front of property measuring 4m (w) x 1.3m (h) x 1m (d)

No.69 Roderick Road

- Erection of single storey rear/ side infill extension measuring 5.4m (w) x 2.8m (h) x 6.6m (d) (additional 15 sqm floorspace)

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

- Reduction in width of dormer by 0.9m

2. 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 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 consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3. The application site is located within the Mansfield 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.

Erection of single storey rear extensions

2.4. It is proposed to construct side/rear infill extensions at both properties measuring 5.4m (w) x 2.8m (h) with a depth along the side of the closet wing of 6.6m with a 1m projection from the rear building line of the closet wing. The extensions would both have flat roofs.

2.5. CPG1 states that extensions should have regard to the form, scale and massing of neighbouring buildings whilst the Mansfield CAAMS advises that rear extensions will not be acceptable where they would diverge significantly from the historic pattern of rear elevations.

- 2.6. The proposed extensions would have a stepped profile that respects the historic plan form of the property and also serves to break up the massing. Much of the additional bulk would be situated between the closet wings with the projection from the rear building line being limited to 1m. The scale of the extension including its maximum height and projection from the rear building line would be the same as recent approval at no. 71 Roderick Road (ref. 2017/0995/P).
- 2.7. In terms of materials, the extension at no.69 would be finished in render with aluminium framed glazed double doors and the extension at no.67 would be finished in blackened timber with Crittal glazing. This is considered to be an appropriate use of materials for a non-prominent ground floor level location.

Erection of rear dormer

- 2.8. It is proposed to erect a rear dormer at no.69 only, measuring 2.5m (w) x 1.9m (h) x 3m (d).
- 2.9. 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. Across the wider terrace, many properties have dormer roof extensions, including no. 73 which is situated within the same immediate building group and has legibility from Savernake Road. Several of these dormers are of a larger scale than the proposed.
- 2.10. The dormer would comply with CPG1 detailed guidance on dormers inasmuch as it would be a subordinate projection that maintains the overall integrity of the roof form and it would be set in from the side parapets, eaves and roof ridge by at least 0.5m.
- 2.11. The dormer would have some visibility in public views from Savernake Road which runs perpendicular to Roderick Road as well as in private views from rear windows of properties on Lisburne Road. Given the presence of several other dormers on roof slopes near to the application site, including a recent approval at no.73 closer to the street (ref. 2017/0995/P), the introduction of an additional dormer is not considered to have a harmful impact on these views.
- 2.12. The dormer extension would be clad in black metal and comprise a slim-framed aluminium window. Though not a traditional material to the conservation area, it is considered that the dormer would appear as an interesting contemporary addition to the host building and as such is thought to be acceptable.

Cycle/bin store

- 2.13. A cycle/bin store is proposed for the front garden area at no.67 only. It would be constructed in natural timber, be of an appropriate scale and be built up against the front boundary wall. As a result, the store would have little prominence in the front garden is considered to be acceptable.

Amenity

- 2.14. The extensions would measure 2.8m on the boundary line and would be built up against existing structures at no's 65 and 71 Roderick Road and therefore would not have an impact in terms of loss of light or outlook to adjoining neighbours.
- 2.15. It is the applicants' intention that the extensions are constructed as part of a single building operation, which would mitigate the impact on each other's amenity. However, if this is not the case and only one extension ends up being built then the impact on amenity is still considered to be acceptable. The properties are both single dwelling houses and the use of the closet wing at

ground floor level is a kitchen which has two sets of windows/doors and therefore is not reliant on the window that faces the side infill extension for light or outlook.

- 2.16. A condition preventing the use of the flat roofs from being used as a terrace will be attached to any permission.
- 2.17. The new dormer window at roof level would not result in any material increase in overlooking to surrounding properties than the existing situation.

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 14th January, 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: 2018/4665/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 7 January 2019

Development Management
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Alexander Martin Architects Limited
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London
NW5 4JT

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

67 - 69 Roderick Road
London
NW3 2NP

DECISION

Proposal:

Erection of single storey side/rear infill extensions to no's.67-69 Roderick Road; and erection of rear dormer and front cycle/bin store to no. 67 Roderick Road only.

Drawing Nos: (Prefix: 186-AP) 100; 101; 102; 103 (Rev A); 104 (Rev B); 105 (Rev B); 200 (Rev B); 201 (Rev B)
(Prefix: 186-EX) 100; 101; 102; 103; 104; 105; 200; 201; Design & Access Statement (dated 25/08/18)

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:
(Prefix: 186-AP) 100; 101; 102; 103 (Rev A); 104 (Rev B); 105 (Rev B); 200 (Rev B); 201 (Rev B)
(Prefix: 186-EX) 100; 101; 102; 103; 104; 105; 200; 201; Design & Access Statement (dated 25/08/18)

Reason:

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

- 4 The roof of the rear extensions hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the 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

Director of Regeneration and Planning

DRAFT

DECISION