

CONSULTATION SUMMARY

Case reference number(s)

2020/3705/P

Case Officer:

Raymond Yeung

Application Address:

Flat B
104 Malden Road
London
NW5 4DA

Proposal(s)

Erection of mansard roof extension.

Representations

Consultations:	No. notified	0	No. of responses	3	No. of objections	2
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert 24.9.2020 to 18.10.2020

Site notice 23.9.2020 to 17.10.2020

Two neighbouring occupiers from have objected to the application on the following grounds:

1] Roof alteration in this terrace was permitted some years ago, and looks dreadful. Since this is a conservation area, this proposal is inappropriate.

2] There are, in fact, few loft extensions in our area. The addition of a mansard roof will make it even more of an ugly protuberance.

Officer's response-

The mansard roof extension would meet CPG1 design guidance in terms of the overall form and scale. The wider terrace does not have an unimpaired

roofline and the proposed mansard would be similar in form to the other mansard roofs in the terrace, such as at Nos. 66, 112, 120, 131, 135 and 137 Malden Road. Thus the principle and detailed design of the mansard here is considered acceptable.

Comment from the Conservation Area Advisory Committee-

Do not object to this scheme, but note the following:

- The drawings are schematic and do not show sufficient detail, for example the slope of the roof and the chimney stack is not shown.
- the proposed cladding material to the sloped elevations may not be feasible due to the small size of the project

Officer's response-

The drawings submitted are considered enough to determine the proposed mansard roof extension subject of this application. The materials are considered acceptable; the feasibility of the actual build is considered to not be a material planning issue to determine for this application.

Recommendation:-

Grant planning permission