

2 Rona Road 2021/1925/P



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2 Rona Road – Existing front elevation



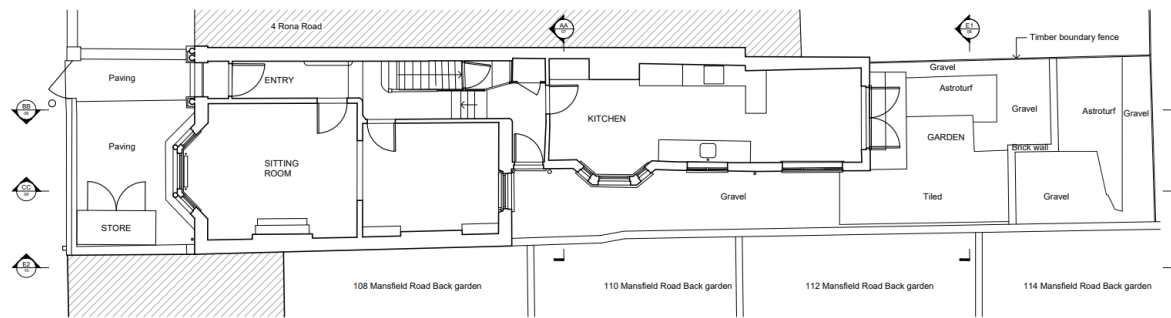
2 Rona Road – Existing rear elevation



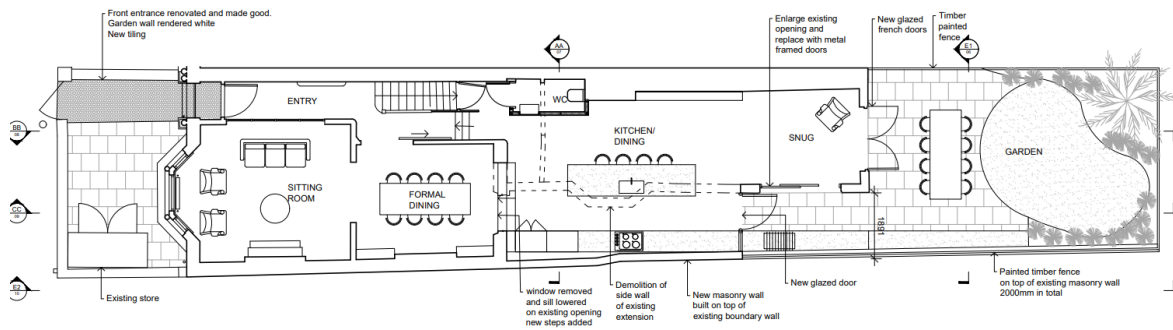
2 Rona Road – Existing rear elevation (s/storey – minor alterations proposed, 2nd storey – green roof & rear roofslope new dormer window)



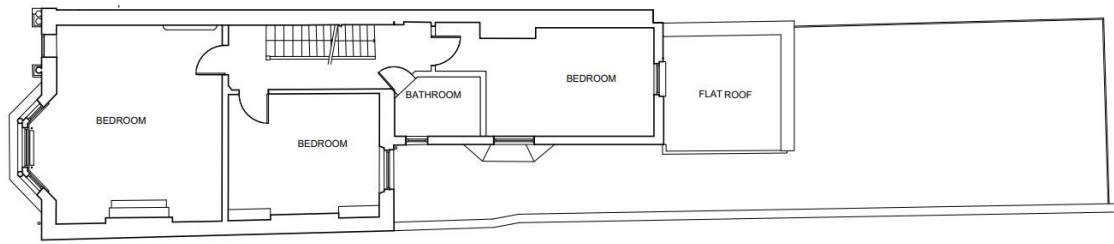
2 Rona Road viewed from site to rear – 2 storey rear outrigger, 2nd storey rear windows and rear dormer window



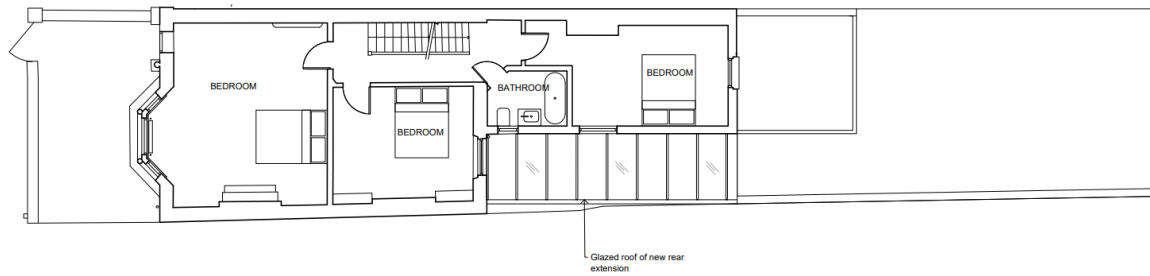
2 Rona Road – Existing ground floor plan



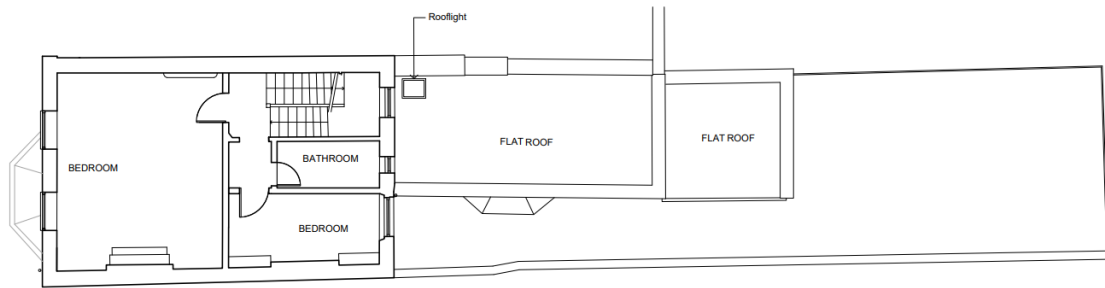
2 Rona Road – Proposed ground floor plan



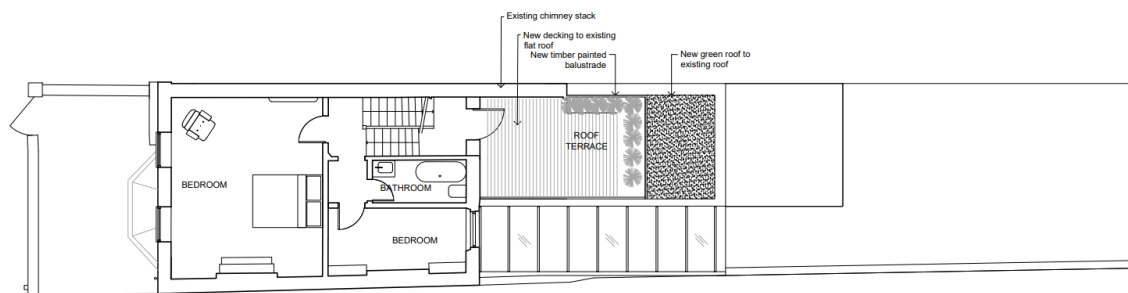
2 Rona Road – Existing first floor plan



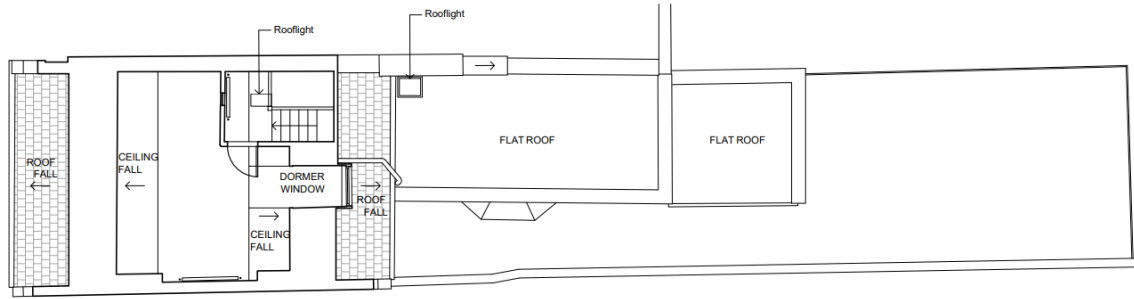
2 Rona Road – Proposed first floor plan



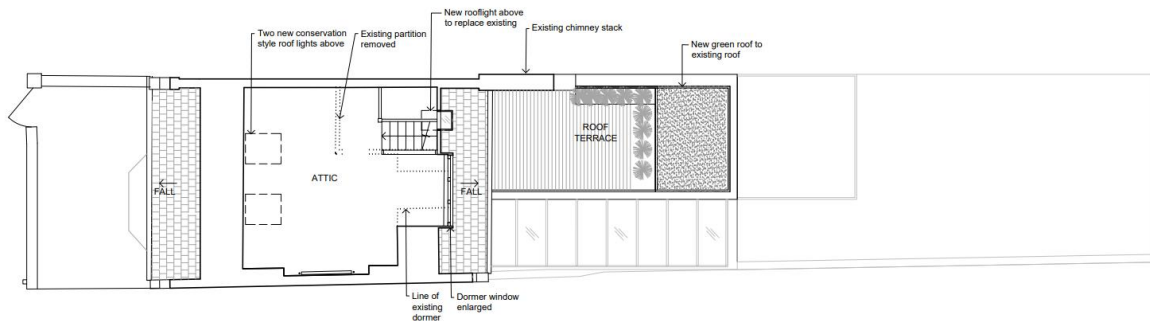
2 Rona Road – Existing 2nd floor plan



2 Rona Road – Proposed 2nd floor plan



2 Rona Road – Existing 3rd floor/roof plan



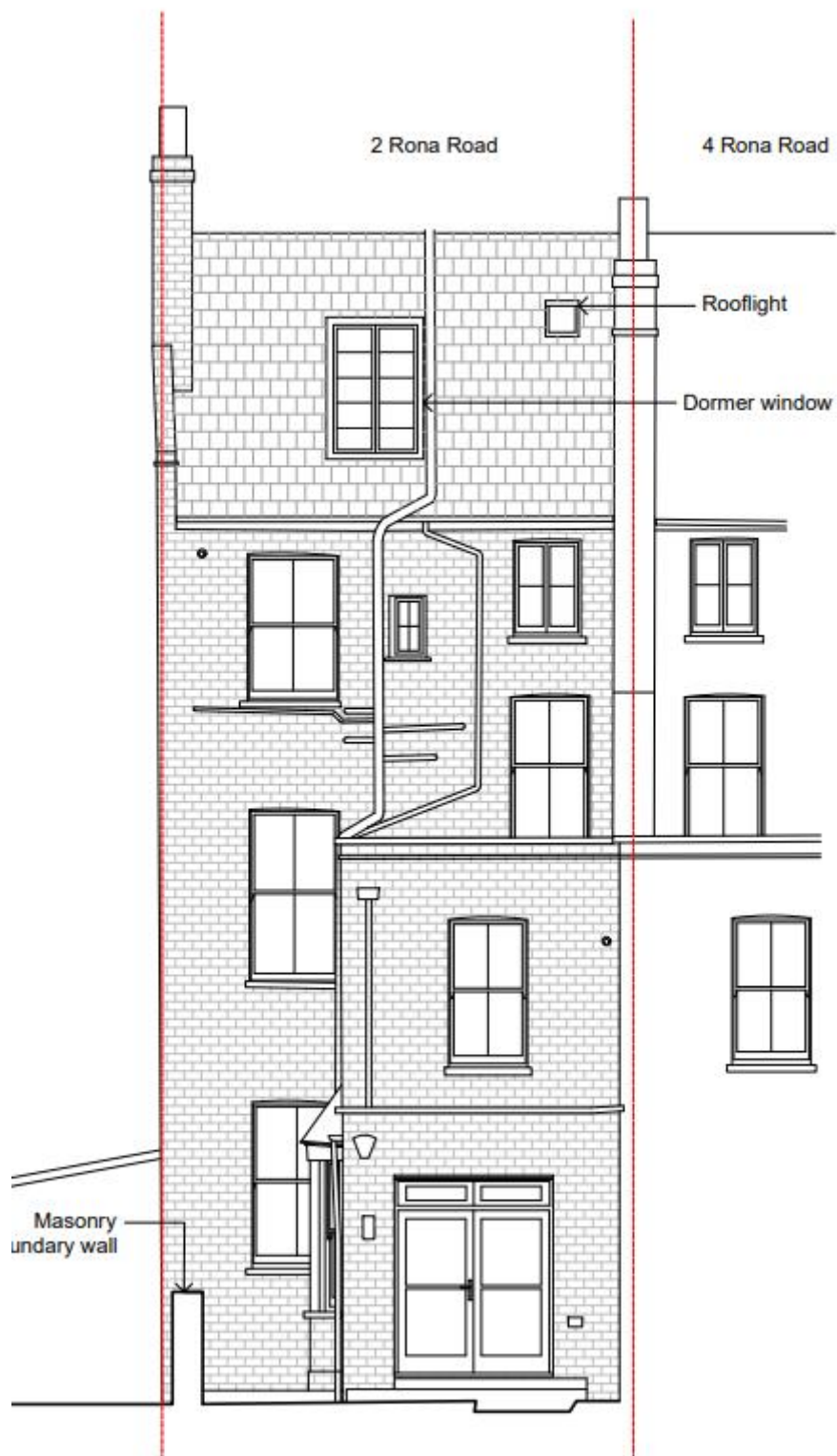
2 Rona Road – Proposed 3rd floor/roof plan



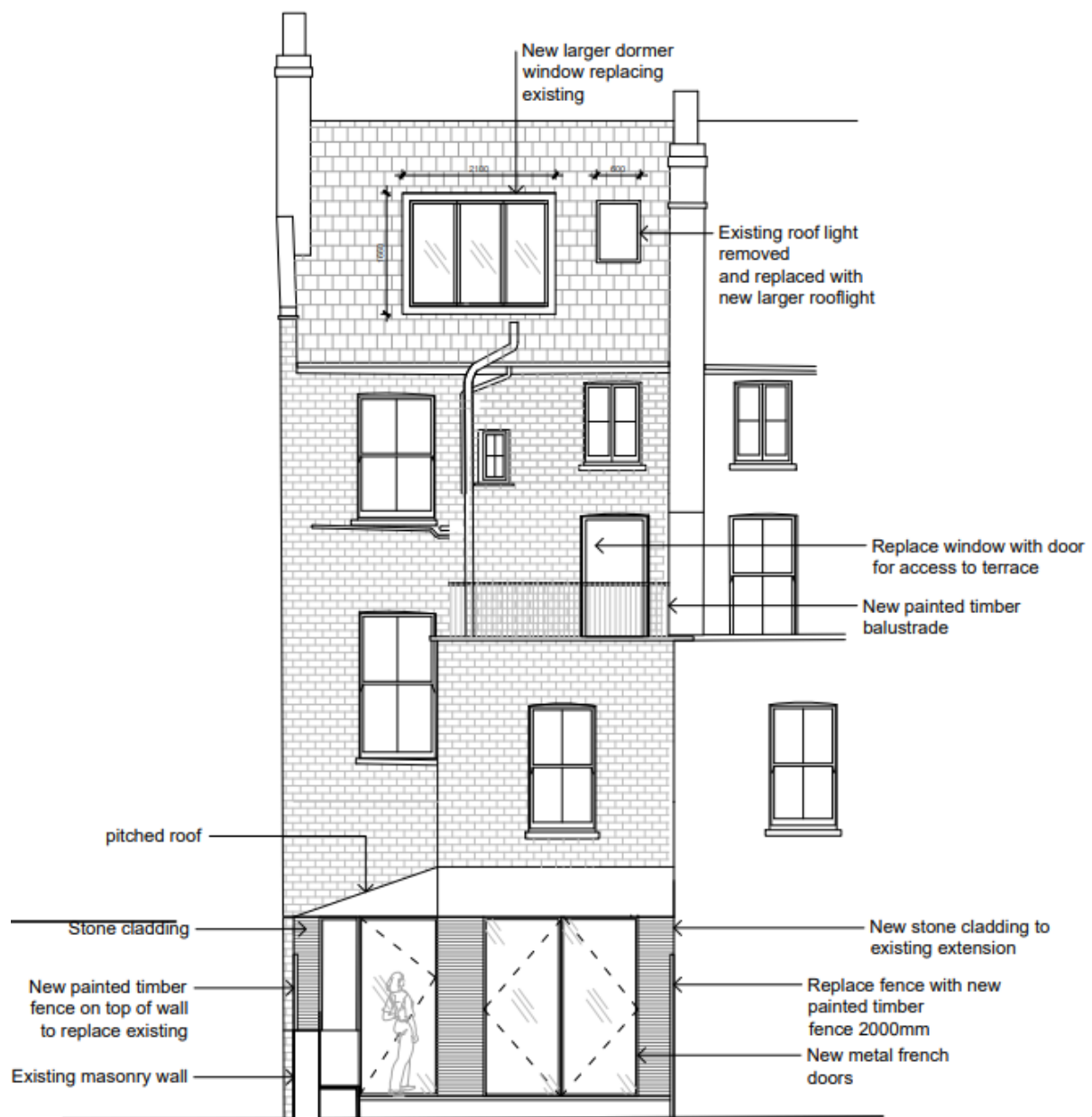
2 Rona Road – Existing Front Elevations



2 Rona Road – Proposed Front Elevation



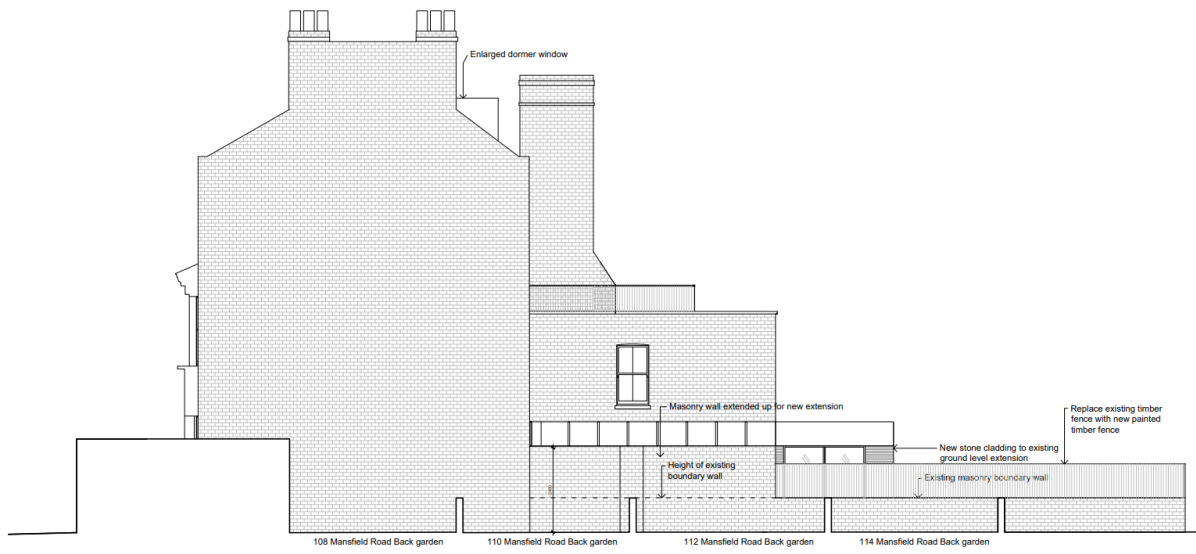
2 Rona Road – Existing Rear Elevation



2 Rona Road – Proposed Rear Elevation



2 Rona Road – Existing side elevation



2 Rona Road – Proposed Side Elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	16/06/2021
		N/A		Consultation Expiry Date:	17/07/2021
Officer			Application Number(s)		
Adam Greenhalgh			2021/1925/P		
Application Address			Drawing Numbers		
2 Rona Road London NW3 2JA			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, formation of roof terrace and green roof on flat roof of two storey rear extension. Enlargement of rear dormer extension and installation of rooflights on front roof slope.					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	05	No. of objections	05
Summary of consultation responses:		Site notice: 28/05/2021 – 21/06/2021 & 23/06/2021 – 17/07/2021 Press notice: 03/06/2021 – 27/06/2021 Five letters of objection following statutory consultation. All the letters are from adjoining properties in Mansfield Road. Objections raised relate to: <ol style="list-style-type: none"> 1. Inappropriate appearance of development 2. Overshadowing of private rear gardens 3. Loss of privacy 4. Loss of outlook 5. Harm to/loss of a tree 6. Development on shared boundary wall/strength of boundary wall/lack of party wall agreement 			

Planning Officer comment:

It should be noted that the letters of objection were received in August, before the submission of amended drawings, in September, which are considered to address the concerns raised. The concerns are addressed as follows:

1. *Inappropriate appearance of development*

The size, siting and appearance of the component parts have been negotiated with the agent and amendments made to preserve and enhance the character and appearance of the Conservation Area and the visual amenity of the area (See 'Design and Conservation' for full assessment below).

2. *Overshadowing of private rear gardens*

The single storey side 'infill' extension has been reduced in height and this part of the proposal, which would have a pitched roof sloping down to 2.8m in height at the eaves, would not result in excessive overshadowing of the rear gardens of any Mansfield Road property or other dwellings. No other parts of the proposal would result in significant overshadowing of any adjoining properties.

3. *Loss of privacy*

An originally proposed first floor level terrace immediately alongside the garden of no. 4 Rona Road has been omitted from the proposal. A reduced second floor level terrace is still proposed. However, second floor level terraces on the two storey rear outriggers are a common feature of the Rona Road dwellings and the proposed terrace was reduced in depth in order to limit potential overlooking of the neighbouring property. Further, the existing projecting chimney would block the majority of views between the terrace and the neighbouring property. No other parts of the proposal would result in any significant direct overlooking of any neighbouring rooms or gardens.

4. *Loss of outlook*

The letters of objection refer to a loss of outlook from the Mansfield Road dwellings, primarily as a result of the proposed single storey side infill extension. It should be noted that when the letters of objection were submitted the single storey side extension was proposed to be flat roofed at a height of 3.15m. Following negotiation this part of the proposal was reduced in height with a pitched roof sloping down to 2.8m in height at the boundary. The ground level would be lower than the level of the gardens of the neighbouring gardens of the Mansfield Road properties and it would be 2.4m above the gardens of nos. 110, 112 and 114 Mansfield Road. This is not considered to be excessive and it would not result in a significant loss of outlook or unacceptable sense of enclosure for the occupiers. No other parts of the proposal would result in an

excessive loss of outlook or unacceptable sense of enclosure.

5. Harm to/loss of tree

This objection relates to the impact of the proposed first floor terrace on an existing tree. However, the first floor terrace was removed from the proposal in September and no part of the proposal would affect any trees at the site or on any adjoining sites.

6. Development on shared boundary wall/strength of boundary wall/lack of party wall agreement

Concern has been raised over the proposal to build on the boundary wall with the Mansfield Road properties in terms of ownership and structural implications. Also, it has been questioned whether there should be a party wall agreement. These are private matters, although an informative will be added to the decision notice reminding the applicant that a party wall agreement may be necessary. Only the planning impacts can be taken into account in the consideration of this application.

Site Description

2 Rona Road is an end of terrace three storey house. It is situated on the eastern side of Rona Road, at its southern end, and its southern boundary adjoins the rear gardens of the houses which run along Mansfield Road to the south, including nos. 106 – 116. 2 Rona Road has a two storey rear outrigger with a further single storey rear extension thereto (both on the side of the attached property, 4 Rona Road).

The application site is not listed but is situated in the Mansfield Conservation Area.

Relevant History

No previous planning applications for the application site

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

Design (2021)

Amenity (2021)

Home Improvements (2021)

Assessment

1. PROPOSAL

1.1 Planning permission is sought for the following :

- Erection of a single storey side 'infill' extension. Level with the rear elevation of the two storey rear outrigger and on the boundary with the rear gardens of the adjoining houses in Mansfield Road (nos. 110, 112 and 114) this would have a pitched glazed roof from 2.8m to 3.6m in height. It would be 2.4m in height above the level of the gardens of the adjoining Mansfield Road properties.
- Formation of terrace with timber balustrade surround and access door thereto and green roof on two storey rear outrigger.
- Erection of 2.1m wide, 1.6m high rear dormer extension in centre of rear roof slope and installation of 600mm x 900mm rooflight alongside.
- Installation of 2 x 900mm x 900mm rooflights in front roof slope
- Provision of 2m high garden fences to side boundaries of rear garden
- Provision of stone cladding on existing single storey rear extension and installation of new glazed sliding doors
- Rendering of wall (on boundary with no. 4) at the front and re-paving to path

Revisions

1.2 The proposal has been amended in a number of ways following Officer comments and also as a result of the consultation responses. Originally a flat roofed 3.15m high single storey side 'infill' extension was proposed. This is now pitched with a height from 2.8m to 3.6m. A wider (2.7m) rear dormer extension was proposed. This was reduced to 2.1m in width following Officer concerns regarding the impact on the Conservation Area. A full depth second floor level roof terrace was proposed. This was reduced to a part roof terrace/part green roof in the interests of amenity and biodiversity. A first floor roof terrace was proposed. This was omitted following concerns raised regarding the potential for unacceptable overlooking at 4 Rona Road.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation
- Effect on amenity of neighbouring occupiers

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 proposed extensions/alterations would not harm the character or appearance of the Conservation Area.

2.2.3 The alterations at the front, which consist of a rendered wall, re-paved path and two front rooflights would be sensitive additions, in keeping with the existing character of the street and would not harm the appearance of the building or the streetscene or the heritage value of the Conservation Area.

2.2.4 At the rear the pitched side 'infill' extension would be situated between the boundary wall with the Mansfield Road properties and the existing two storey rear outrigger at the site. Single storey in height and aligning with the two storey rear outrigger, it would not have any significant impact on the appearance of the building in the public domain or the character or appearance of the Conservation Area. Although visible from the rear windows of the neighbouring Mansfield Road properties, it would not be unduly prominent and would preserve the character of the conservation area.

2.2.5 The proposed roof terrace on the flat roof of the two storey rear element, with timber balustrades/screens, (and a new door) would not harm the appearance or heritage significance of the Conservation Area.

2.2.6 The rear dormer extension would be of an appropriate size, siting and design such that it would remain subservient to the original, main roof and would be in keeping with other rear dormers within the terrace.

2.2.7 In summary, the proposals would not result in any significant harm to the form or architectural or heritage value of the building and the character and appearance of the Conservation Area would be preserved.

2.2.8 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations, would ensure no harm is caused to the character of the host building and would preserve the character and appearance of the surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Effects on amenity of neighbouring occupiers

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. CPG Amenity provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The proposed side 'infill' extension would not overlook any neighbouring properties. The raised boundary wall at the rear of nos. 110, 112 & 114 Mansfield Road (2.4m in height) would not result in a significant loss of light or outlook at these properties. The raised wall would be situated to the north of 110 & 112 Mansfield Road and these properties currently face the three storey main house and two storey outrigger at the site.

2.3.3 The proposed second floor level roof terrace would not result in significant overlooking of any neighbouring rooms or gardens. Neighbouring gardens are already overlooked to a degree by existing upper floor terraces and windows and the proposal would not result in any more significant overlooking of rooms or gardens than under current circumstances. The proposed terrace has been reduced in size, and the existing projecting chimney would block most views between the terrace and neighbouring window. Beyond the chimney, planters would be installed along the boundary to prevent occupants standing right at the edge of the terrace to further prevent overlooking, and the end section of the roof would be a green roof. The installation and retention of the planters and green roof prior to

use of the terrace shall be secured by condition.

2.3.4 The proposed dormer extension, set 'within' the roof, behind the rear elevation of the main building would not result in any significant overshadowing, overlooking or loss of outlook for any surrounding occupiers. The rooflights and alterations at the front of the site would similarly not affect the amenity of any neighbouring occupiers.

2.3.5 In summary, the proposal would not result in any loss of residential amenity for any neighbouring dwellings.

3.0 Recommendation:

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 11th October 2021, 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: 2021/1925/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 7 October 2021

Development Management
Regeneration and Planning
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Judd Street
London
WC1H 9JE

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PART I
216 Drake House
St Georges Warf
London
SW8 2LS
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
2 Rona Road
London
NW3 2JA

Proposal:

Erection of single storey side/rear 'infill' extension, formation of roof terrace and green roof on flat roof of two storey rear extension. Enlargement of rear dormer extension and installation of rooflights on front roof slope.

Drawing Nos: EB01, EB02, EB03, EB04, EB05, EB06, EB07, EB08, EB09
PR01 (H), PR02 (H), PR03 (H), PR05 (H), PR06 (H), PR08 (H), PR09 (H)
Design & Access Statement (Rev B)

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 Prior to commencement of development , full details in respect of the green roof and planters in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species, heights and density

The green roof and planters shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment, and in the interests of the amenity of the occupiers of neighbouring properties in accordance with policies A1, G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved drawings :

PR01 (H), PR02 (H), PR03 (H), PR05 (H), PR06 (H), PR08 (H), PR09 (H) received 29/09/2021

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer