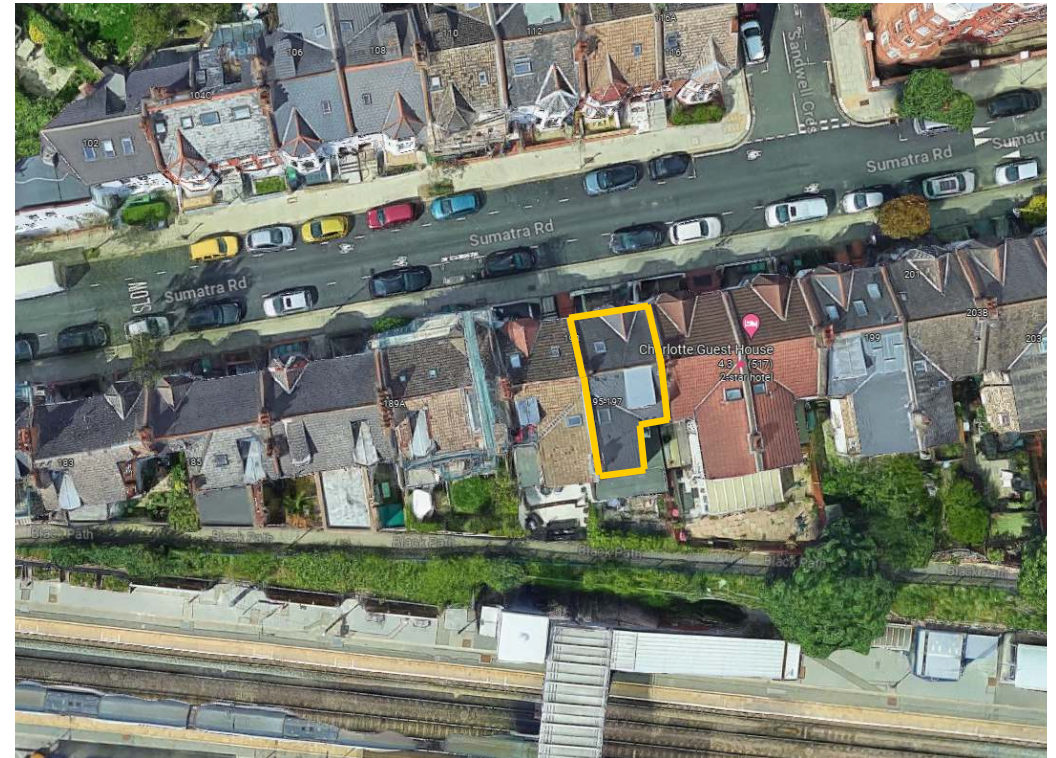


Planning statement to accompany an application for an inset roof terrace at:

Top Flat, 193 Sumatra Road London NW6 1PF

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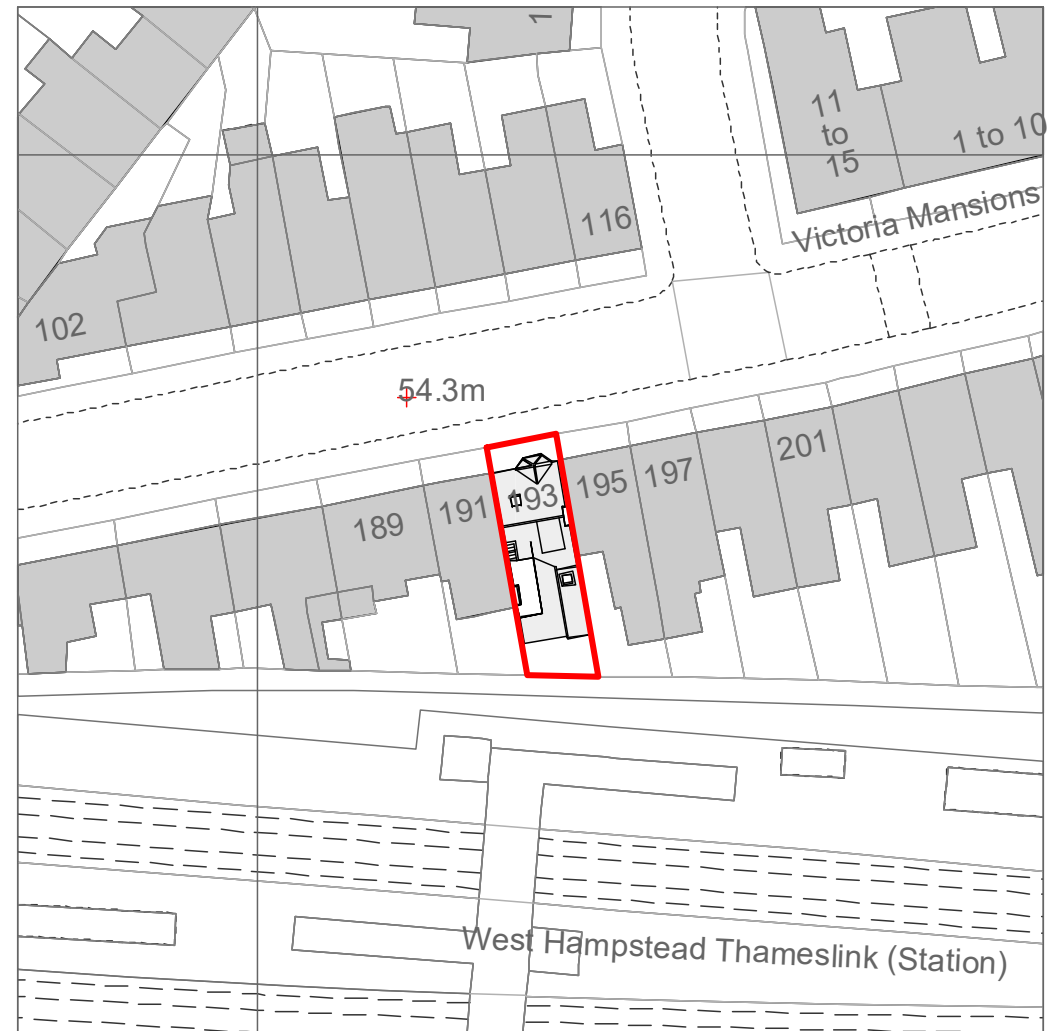


Aerial view from Google Maps - application site outlined in yellow - showing some of the variety of building types in the area

# 1. Introduction

This statement has been prepared by Space 120 Architects on behalf of Adeola and Adeyinka Adedeji to support an application to create an inset roof terrace over the rear outrigger of a terraced house. The terrace will provide vital outdoor amenity space to a property that currently lacks outdoor amenity space. It will be established that:

- The proposed development will be create outdoor amenity space which is greatly needed by the applicant
- The proposed terrace will have little impact on the streetscape
- The principle of the creation of a roof terrace is supported by the Council's published policy
- The design of the proposed roof terrace is consistent with the Council's published policy
- A significant number of roof terraces have been approved in the recent past for properties in the immediate vicinity of the application site
- Camden Council has a history of approving near identical developments in recent years



Block plan showing location of the proposed terrace

## 2. Context

The application property is a 3 bedroom flat on the upper two floors of a four storey converted house. The applicants have lived in the property, which they share with Adeola's 16-year-old son, for 21 years.

The flat has no outdoor amenity space. This was particularly problematic during the lockdowns of 2020 and 2021 when Adeola was on the shielding list and could not leave the building for many months. She now lives with the psychological consequences of that period and in fear of the next pandemic.

### Planning history

An application was made in 2021 (application ref 2021/2552) for an extension to the rear outrigger, an enlarged dormer and the creation of two roof terraces, one on the flat roof of the rear extension to the lower flat and one over part of the outrigger.

The application was approved in a modified form (and a surprisingly long time after the date of submission) in July 2023. The amended version of the scheme had neither a dormer extension nor any outdoor space.

The applicant recognises that there were some shortcomings with the original application scheme. She is confident that the current proposal addresses those issues whilst allowing her the outdoor space she needs.

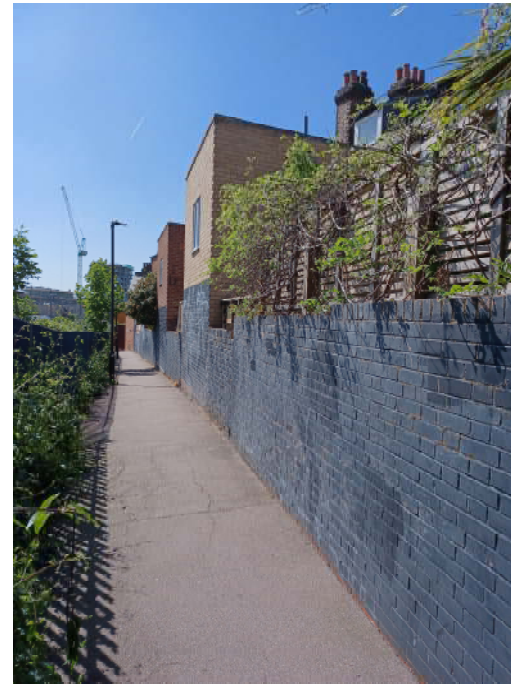


Top: Application property seen from the Back Path  
Below: Rear application as application 2021/2552



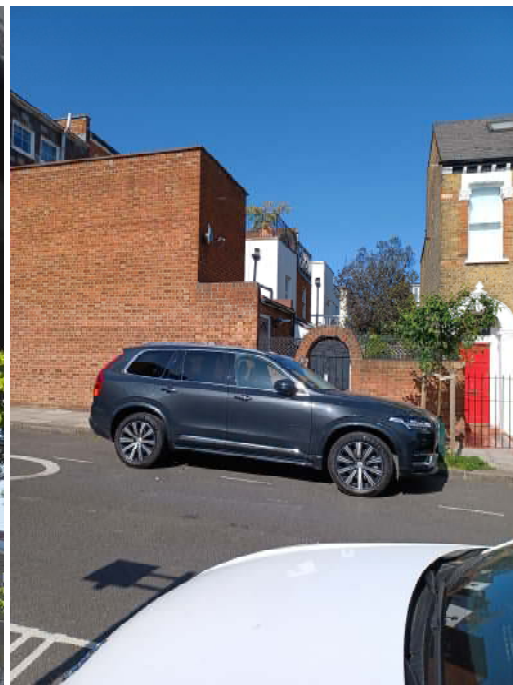
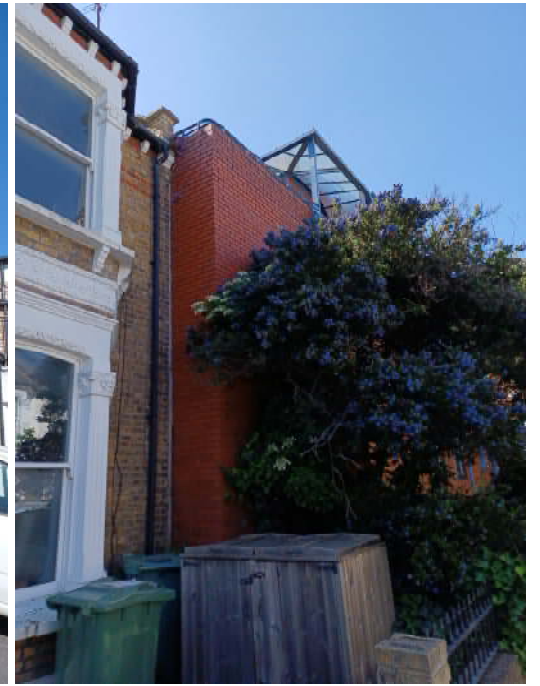
## Surrounding area

Sumatra Road and the surrounding streets are densely populated and characterised by a variety of residential building types which fit into irregular spaces left by the railway. Many properties have been extended multiple times creating quite a lively mix of shapes and styles. Some, like the application property have original outriggers with monopitch roofs. Many have flat roofs. Many of these flat roofs are likely to be of more recent construction because the builders who built to original structures did not have access to cheap flat roofing materials. Roof terraces, of varying sizes and on many levels are a key feature of the area.



Sumatra Road viewed from Back Path



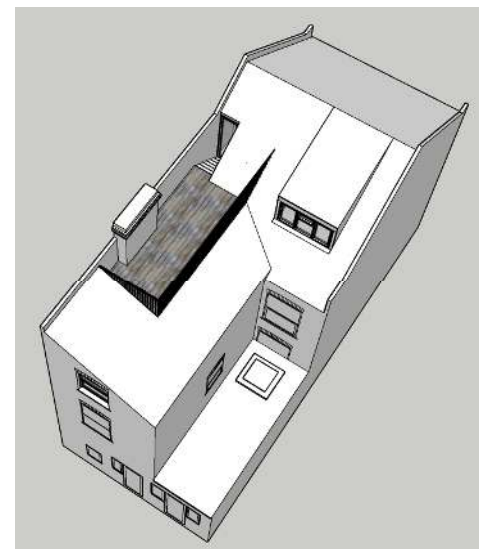


Terraces on Sumatra Road and surrounding streets

### 3. Description of proposal

Approval is sought to remove a section of the original roof to create a flat outdoor area and an inset staircase. The terrace will be enclosed by a painted galvanized steelwork balustrade. Steelwork is preferred to a glass balustrade because it is typical of the area and can be used as a framework for climbing plants. Moreover, steelwork can be safely delivered to site in manageable sections, whereas moving large sheets of toughened glass is an inherently dangerous operation.

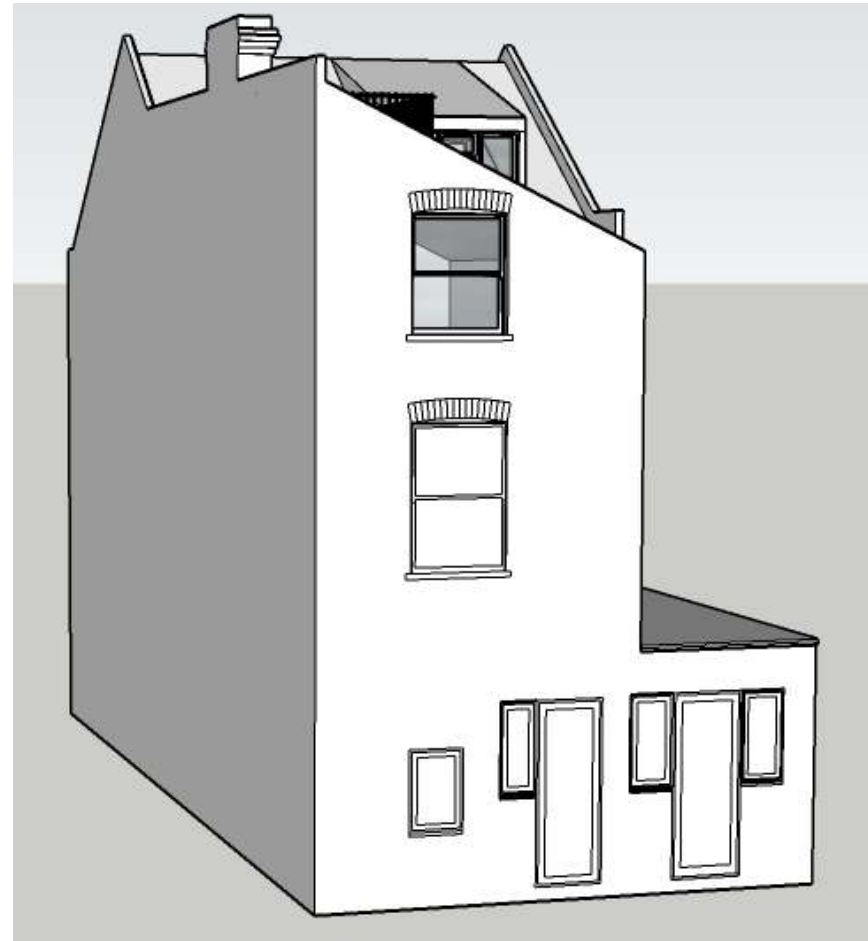
The proposal does not include a dormer because this dormer would, in order to provide access to the terrace, have to be unacceptably bulky and asymmetrical.



## 4. Impact of proposal

The proposed work will have minimal impact on the streetscape because, when viewed from ground level, the existing silhouette of the building will be largely unchanged.

In contrast, the terrace will have a very significant positive impact on the applicant and her family.



Model view showing visibility of terrace from street level



## 5. Planning context

Camden Council supports the principle of the development of roof terraces.

This is stated in the Council's published policy and borne out by a brief survey of applications approved in West Hampstead in the past year.

The majority of recently approved applications relate to the conversion of existing flat roofs, however the Council has a record of supporting inset roof terraces of the type shown here.

However, the vast majority of the flat roofs for which the conversion into terraces has been approved are of comparatively recent construction. Very few pre-war buildings in West Hampstead would have been built with flat roofs.

### Extract from HOME IMPROVEMENTS Camden Planning Guidance January 2021

#### 2.2.3 BALCONIES AND TERRACES

*Balconies can provide valuable amenity space, especially for flats that would otherwise have little or no private exterior space. When considering a balcony for your property, it is important you appreciate the impact of this alteration on the roof form, host building, wider area and neighbouring amenity ... A new balcony should:*

- Be subordinate to the roof slope being altered, and roof form overall;*
- Preserve the roof form and complement the elevation upon which they are to be located;*
- In case of pitched roofs, be set in within the roof slope, when possible;*
- Should maintain the existing parapet height;*

- Handrails and balustrades should be set back behind the line of the roof slope or parapet;*
- ...*
- For traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance, support plants growth;*
- ...*
- Be located at the rear of properties to ensure no impact on the streetscene and wider area;*
- Be set back from roof's margins*

The proposed terrace would comply with the above guidance in that

- It would be subordinate to the roof slope
- The roof form would be preserved
- It would be set within the roof slope
- The existing parapet height would be maintained
- Handrails and balconies would be set back
- The proposal includes metal railings for all the above reasons
- The proposed terrace would be to the rear of the property
- The terrace would be set back from the roof's margin

### List of applications for Roof terraces approved in the past 12 months (NW6 postcodes only)

This list demonstrates that the Council is fully supportive of the principle of roof terrace developments in the vicinity of the application site.

2022/4103/P - 12B Medly Road

2022/3766/P - 168 Goldhurst Terrace

2022/3165/P - 5 Kingsgate Road

2022/2740/P - 77 Iverson Road

2022/2324/P - Flat A, 200 West End Lane

2022/1772/P - Basement and ground floor flat at 7 Gladys Road

2022/2253/P - 52 Albermarle Gardens

2022/ 0531/P - 130 Mill Lane

The most recent successful application for a roof terrace on Sumatra Road was:

2021/3476/P - 44 Sumatra Road

Recent approvals for inset roof terraces of the type for which consent is sought

2022/0531/P - 130 Mill Lane NW6

2022/1418/P - 31A Falkland Road

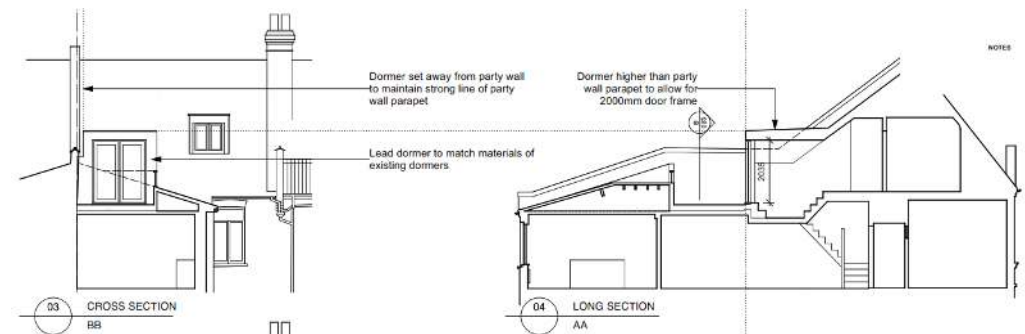
2021/3951/P - Flat 6, Bramshill Mansions



2022/0531/P - 130 Mill Lane NW6



2022/1418/P - 31A Falkland Road



2021/3951/P - Flat 6 Bramshill Mansions

## 6. Summary

- The applicants are long-standing West Hampstead residents who had a very unpleasant experience shielding during the pandemic
- The proposed terrace will create outdoor amenity space which will have a very positive impact on their mental and physical wellbeing
- Camden Council recognizes that amenity space is 'valuable'
- The design of the terrace will follow the guidelines set out in HOME IMPROVEMENTS Camden Planning Guidance January 2021 section 2.2.3
- As a result, the terrace will sit within the slope of the existing roof and will consequently have minimal impact on the streetscape
- There are multiple examples of roof terraces in the vicinity of the application site
- 8 planning applications for roof terraces have been approved in the last 12 months in the NW6 postcode alone
- Most of these terraces have been converted from flat roofs, but those flat roofs are quite unlikely to be original to the application properties due to changes in construction practices.
- The council has previously approved inset terraces of the type proposed.