

Planning Services  
Camden Town Hall  
Argyle Street  
London WC1H 8EQ

17<sup>th</sup> July 2024

**REF: 4 Fortress Grove London NW5 2HE**

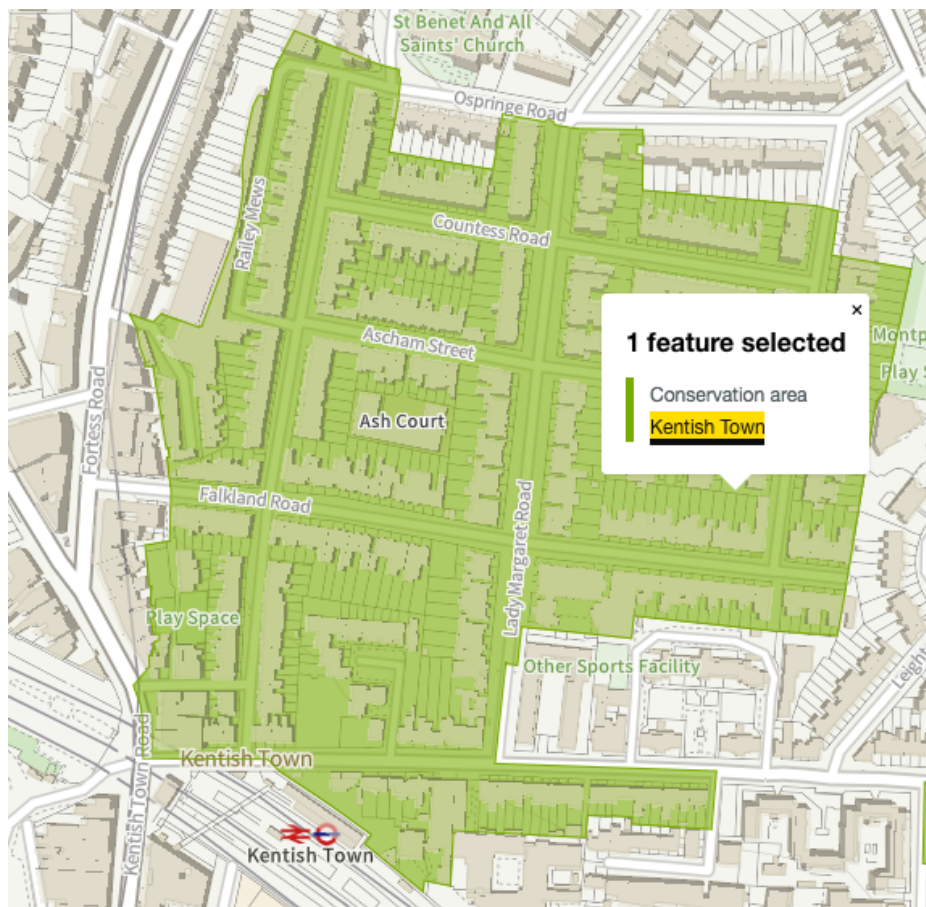
### **Design Process, Appearance & Access**

#### **Key points**

The property is a terraced house located within the Kentish Town Conservation Area (KTCA).

The proposed works consist of replacing the valley roof with an accessible roof terrace and the addition of a window to the rear elevation

The mews overall has six existing roof terraces, one that has obtained planning approval (No 6) another one that has just submitted a planning application (No 3) for a roof terrace.



There is a clear pattern of roof terrace developments



As such we believe the proposal should be acceptable with the existing statutory framework

#### Heritage Statement & Camden Policy

Policy A1 of the Local Plan seeks to ensure that amenity is not compromised through new development

In line with the other approved planning applications for the street, the terrace is set back by 2m at the front

Policies D1 and D2 of the Local Plan relate to Design and Heritage. They require a high quality design and the preservation of the character of the conservation area.

It is considered the proposed works are in compliance with this local plan policy as it does not increase building footprint, is modest in size, is not visible from the street, set back 2m from the front facade and joins a variety of roof forms in the vicinity.

Camden Design CPG (2015) Para. 5.25 sets out as follows:

“A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.
- A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.
- It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.

- It should not result in overlooking of habitable rooms of adjacent properties.”

It is considered that the proposed terrace complies with this guidance.

### **Conclusion**

In our opinion the proposal complies with all the requirements established in the Local Plan, the Design Guidelines and the conservation area statement.

### **Use**

The current use of residential is maintained.

### **Layout**

The internal layout remains exactly the same, access from the highway remains the same.

Yours sincerely,

Sebastian Camisuli

On behalf of:  
Martins Camisuli Architects