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Planning Department
London Borough of Camden
5 Pancras Square
Town Hall
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London
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Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) **FULL PLANNING APPLICATION AT 1 LYMINGTON ROAD, LONDON, NW6 1HX**

I write on behalf of our client, Quintet Investments Ltd to submit a full planning application for the creation of a roof terrace at 1 Lymington Road, London, NW6 1HX.

The application has been submitted via the planning portal (Ref: PP-13362013) and comprises the following information:

- Completed planning application form
- CIL Form 1
- This Cover Letter (Firstplan)
- Design, Access and Heritage Statement (Auraa Studio)
- Drawings, (Auraa Studio), as follows:

Drawing Number	Title	Scale & Size
2312_EX_001	Site location plan	1:1250 @ A3
2312_PA_002	Site location block plan	1:500 @ A3
2312_EX_100	Ground floor and first floor plans as existing	1:100 @ A3
2426_EX_110	Second floor and loft plans as existing	1:100 @ A3
2426_EX_120	Roof plan as existing	1:100 @ A3
2426_EX_310	Rear elevation as existing	1:100 @ A3
2426_EX_320	Side elevation as existing	1:100 @ A3
2312_PA_100	Ground floor and first floor plans as proposed	1:100 @ A3
2312_PA_110	Second floor and loft plans as proposed	1:100 @ A3
2312_PA_120	Roof plan as proposed	1:100 @ A3
2426_PA_200	Section A-A as proposed	1:100 @ A3
2426_PA_310	Rear elevation as proposed	1:100 @ A3
2426_PA_320	Side elevation as proposed	1:100 @ A3

Scheme Proposal

The description of development is, as follows:

“Creation of a roof terrace at first floor level, installation of french doors, glass balustrades, privacy screens and associated works.”

The purpose of the application is to provide private external outdoor amenity space for flat 6 at 1 Lymington Road. The proposed roof terrace comprises 7.5 sqm and will include porcelain paving tiles, timber french doors and obscured glass privacy screens on either side. The obscured glass screens are 1.8m in height and the glass balustrade at the rear of the terrace is 1.1m in height.

This is explained in further detail on the submitted drawings and the Design, Access and Heritage Statement prepared by Auraa Studio.

Site Context

The site is located on the north side of Lymington Road, close to its junction with West End Lane within the West End Green Conservation Area. The site is occupied by a three storey semi-detached residential property (two full storeys with accommodation in the roof) which is sub-divided into 11 flats. The building is set back behind a front garden with a boundary wall. There are two main entrances into the site, one at the front and one to the side passageway.

The surrounding area is residential in character on Lymington Road with commercial services located close by on West End Lane.

Planning History

Following a review of Camden Council's online planning records, the planning applications of relevance are set out in the table below. The recent planning application granted in January 2024 ref: 2023/3119/P has been implemented on site and is near completion.

Ref	Description of Development	Decision
2023/3119/P	Demolition of existing ground floor rear extension and construction of new single storey rear extension with green roof, alterations to side fenestrations, reconfiguration and amalgamation of existing 4 x studio and 1 x 1 bedroom ground floor flats to provide 2 x studio flats and 1 x 2 bedroom flat, erection of timber bike stores with sedum roof and bin store within the front garden and associated works.	Granted 10 January 2024
2023/3894/P	Use of flats at first and second floors, which are numbered 3, 5, 6, 7, 9, 11, 13, and 14 as self-contained units (Class C3).	Granted 12 October 2023
2022/2241/P	Erection of a rear roof dormer window and one front rooflight.	Granted 21 November 2022

Planning Context

Any application made under the Planning Acts should be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (2023) also holds weight in planning decisions, particularly where the adopted development plan is out of date or conflicts with the NPPF.

The Development Plan for Camden Council comprises The London Plan (2021), The Camden Local Plan (2017) and the Site Allocations Plan (2013). Also of material consideration is the Supplementary planning guidance on Amenity (2021), Design (2021) and Planning for Health and Wellbeing (2021).

Camden Council is also in the process of reviewing their Local Plan, and consultation on the draft new Local Plan, regulation 18 version, concluded on 13 March 2024.

Planning Assessment

The scheme proposals comprise the construction of a new outdoor terrace at first floor level to provide private amenity space for occupiers at flat 6. It is acknowledged that paragraph 7.23 of the Camden Local Plan (2017) states that private

outdoor amenity space including roof terraces can significantly add to resident's quality of life and applicants are encouraged to explore all options for the provision of new private outdoor space. Paragraph 7.23 goes on to state that residential amenity of neighbours must also be taken into consideration to manage the impact of the development. Therefore, in this instance, the principle of a roof terrace is considered to be acceptable.

Design & Amenity

The proposed terrace has been designed to be set in by 500mm from the edges of the parapets and 2300mm from the roof edge to prevent any overlooking both to and from neighbouring flats, houses and gardens. The terrace has also been sensitively designed to ensure it is not the full width of the extension.

The terrace will comprise 7.5sqm and will be laid with porcelain tiles. The terrace will be surrounded by a glass balustrade. The glass balustrade to the sides of the terrace will be obscured glass and 1.8m in height to ensure there are no overlooking and privacy issues. The scheme proposals are of a high quality design which is complementary to the character and appearance of the existing property and the conservation area.

The proposed roof terrace will have a positive impact on future occupiers at flat 6 as the roof terrace will provide a better standard of accommodation for occupants as they will now have access to private outdoor amenity space. Supporting paragraph 6.49 of Camden's Local Plan, states "*private amenity space is also important in adding to residents' quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families.*" The roof terrace will provide valuable outdoor space which will have a significant impact on the quality of life, health and wellbeing of occupiers.

Camden's Local Plan Policy A1 seeks to ensure that the amenity of occupiers and neighbours is protected, this includes visual privacy and outlook. The closest residential properties to the site are at 3 Lymington Road, Lymington Mansions and the flats on the upper floors of No.1. The scheme proposals include the provision of obscured glass screening at 1.8m in height on either side of the terrace to mitigate against any privacy concerns.


The scheme proposals have been sensitively designed to ensure that there is no impact to neighbouring properties in terms of overlooking and privacy. In our view, the proposals accord with local plan policy A1 and will give the occupants of flat 6 access to valuable outdoor space.

Conclusion

Overall, this planning application seeks consent for a roof terrace to provide outdoor amenity space for flat 6. The terrace would significantly improve the quality of life for the residents and the scheme designed has sought to ensure that visual privacy and outlook can be maintained for existing and future occupiers.

We look forward to receiving confirmation that the application has been registered and validated in due course. Should you have any queries please do not hesitate to contact me or my colleague Raveen Bhamra (rbhamra@firstplan.co.uk).

Yours Sincerely



KATE MATTHEWS
Director