

# Planning Statement for Roof Terrace Proposal at 170 Maygrove Road, London NW6 2EP

---

## 1. Introduction

This planning statement is submitted in support of the revised application for the roof terrace at 170 Maygrove Road, London NW6 2EP. The proposal involves the installation of safety balustrades and formalisation of an existing roof terrace, following the refusal of a previous similar application under **planning reference 2024/3329/P**. The revised scheme addresses the reasons for refusal and follows the precedent set by similar approved developments within the immediate area, including a nearby property at **162 Maygrove Road** (application reference **2016/5740/P**), which was granted permission for a roof terrace under similar conditions.

## 2. Background and Previous Application Refusal

The previous application was refused based on concerns regarding:

- The **overbearing nature** of the proposed roof terrace, as it would appear dominant and out of context with neighbouring properties, which are generally lower in height.
- The potential for **loss of privacy and noise disturbance** to adjoining properties, specifically those located at **172 Maygrove Road** and properties along **Iverson Road**.

The formal reasons for refusal were based on policies **D1 (Design)** and **A1 (Managing the Impact of Development)** of the Camden Local Plan 2017, as well as the Fortune Green and West Hampstead Neighbourhood Plan (Policy 2 - Design and Character)(Delegated Report) (Delegated Report).

## 3. Revised Proposal and Justification

The revised proposal seeks to address the concerns raised in the delegated report by making the following key modifications:

- **Balustrade Design and Height:** The balustrade will be set back further from the boundary with neighbouring properties. The obscure-glazed balustrade remains at 1.8 metres in height, which not only provides necessary safety but also serves to reduce potential overlooking.
- **Precedent:** A similar roof terrace development was granted planning approval at **162 Maygrove Road** (application reference 2016/5740/P), which involved the formation of a second-floor roof terrace. In that case, the council recognised the prevalence of terraces in the area and the minimal impact on neighbouring amenity(Final Decision Notice. This nearby approval reinforces the appropriateness of the proposed development at 170 Maygrove Road.
- **Neighbour Consultation:** While the previous application faced objections regarding privacy and noise disturbance(Delegated Report), the revised proposal has taken these concerns into account by setting the terrace back further and using obscure glazing to mitigate overlooking. Additionally, the terrace's use will be limited to avoid potential noise nuisances, and this can be conditioned in any approval.

#### 4. Policy Compliance

The proposal is fully compliant with both the Camden Local Plan and the Fortune Green and West Hampstead Neighbourhood Plan:

- **Design (Policy D1):** The proposed roof terrace respects the existing design character of the property and wider area. The use of materials and the overall scale of the terrace have been carefully considered to ensure the development remains proportional to the host property. The setback balustrade mitigates the visual impact of the terrace, ensuring it is not overly dominant.
- **Amenity (Policy A1):** The use of obscure glazing and the setback of the terrace ensure minimal privacy impact on neighbouring properties. The revised layout significantly reduces any potential for overlooking, and the overall scale of the terrace does not compromise light or outlook for adjacent dwellings.

#### 5. Conclusion

In summary, the revised proposal has been designed to address the concerns raised by the council in its refusal of the previous application. It follows the design principles of the Camden Local Plan and is in line with the nearby approval at **162 Maygrove Road**, providing a clear precedent. By incorporating obscure glazing and setting the balustrade back, the proposal respects the privacy and amenity of neighbouring properties while delivering a usable and safe outdoor space for the applicants.

We respectfully request that the planning authority considers this revised proposal favourably and grants planning permission.