

Delegated Report (Refusal)		Analysis sheet		Expiry Date:	09/05/2025
		N/A		Consultation Expiry Date:	20/04/2025
Officer			Application Number(s)		
Blythe Smith			2025/1142/P		
Application Address			Drawing Numbers		
36 Grafton Terrace London NW5 4HY			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of roof terrace on main roof and associated works.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice was displayed from 24/03/2025 to 17/04/2025. The application was advertised in the local press from 27/03/2025 to 20/04/2025.</p> <p>Two neighbouring residents have objected to the application on the following grounds:</p> <ul style="list-style-type: none">• Loss green roof over ground floor rear extension.• Loss of privacy/increased overlooking• Increased noise• Visual Intrusion impacts• Deviation from previous sustainability design requirements <p><u>Officer's response:</u></p> <ul style="list-style-type: none">• The objections mainly relate to the loss of the green roof on the single storey rear extension with the associated impacts to neighbouring residents. This application is not proposing the loss of the green roof and has been covered under application ref. 2025/0814/P.• The proposed roof terrace on the main roof of the dwelling is not considered to create additional overlooking, impact on the privacy of neighbouring residents or be a visually overbearing structure.• Due to the positioning of the roof terrace being away from neighbouring windows it is not considered to create an increase in noise					

Site Description

The application building is a four-storey plus basement terraced dwelling house located on the northern side of Grafton Terrace, at the junction with Thurlow Terrace. The building is not located within a conservation area nor is it a listed building.

Relevant History

21984 – Erection of a roof extension to provide an additional habitable room, with access from the roof terrace of No.34 Grafton Terrace. **Granted 06/04/1976**

2013/0373/P – Conversion of existing maisonettes into two 5 storey terrace houses (Class C3) with extensions at rear basement, second floor and loft level. Installation of decorative balustrades at first floor level of front elevation. **Granted 03/04/2013**

2025/0814/P - Alterations to existing rear extension with terrace above and associated access door. **Granted 30/04/2025**

Relevant policies

The National Planning Policy Framework 2024

London Plan 2021

Camden local Plan 2017

Policy D1: Design

Policy A1: Managing the Impact of Development

Camden Planning Guidance

Home improvements - January 2021

Amenity - January 2021

Assessment

1. The Proposal

- 1.1. Planning permission is sought for the creation of a roof terrace on the main roof space with an associated 1.1m high railing, accessed through an openable skylight.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:

- Design and Heritage
- Residential amenity

3. Design and Heritage

- 3.1. Camden Local Plan Policy D1 (Design) seeks to secure high quality design in development which respects local context and character. The Council will not permit development that results in harm that is less than substantial to the significance of the heritage asset unless the public benefits of the proposal significantly outweigh that harm.
- 3.2. In consideration of the Design CPG, roof alterations or additions are likely to be acceptable in the following circumstances:
- Good quality materials and details are used and the visual prominence, scale and bulk would be appropriate having regard to the local context;
 - There is an established form of roof addition or alteration to a group of similar buildings and where

continuing the pattern of development would be a positive design solution, e.g. helping to reunite a group of buildings or townscape;

- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form

3.3. At main roof level, properties in the street are characterised by a mix of stucco render and attractive brickwork, large front windows and high parapets. Roof extensions are not uncommon on this streetscene; however, only two roof terraces on the main roof profile, at nos.38 and 40, can be seen. It is noted that neither of these have received planning permission but now become lawful due to the terraces being in situ for longer than 4 years. For this reason, the existing roof terraces at nos.38 and 40 cannot be taken as applicable precedents in support of the current proposals.

3.4. Taking into consideration the preceding context, the proposed roof terrace is located in a row of houses with largely unaltered or modest dormer roof extensions. The proposed development would be at odds with the established pattern of development, causing harm to the host building and wider streetscene particularly in long views from Thurlow Terrace. The detailed design and material of the proposed balustrade is also considered inappropriate for use on the historic host building, resulting in an incongruous and bulky roof profile which harms the characteristic roofscape feature shared with the remaining properties in the area. This would be worsened by the appearance of clutter and other terrace paraphernalia on the roof.

3.5. Therefore, the proposed roof terrace and associated balustrades are considered harm the character of the host building and wider streetscene, contrary to policy D1 (Design) of the Camden Local Plan 2017 and thus forms a reason for refusal (RFR 1).

4. Amenity

4.1. The Council will seek to ensure that the amenity of neighbours is protected. The factors the Council will consider are the impact on daylight/sunlight, noise, overlooking, outlook, and artificial light levels (light pollution).

4.2. As the proposed roof terrace is set within the roof space and would not project towards any neighbouring windows, it is considered the development would not impact on neighbour amenity with regards to loss of daylight/sunlight, outlook, or privacy.

5. Recommendation

5.1. Refuse planning permission for the following reason:

- The proposed roof terrace and associated balustrades, by reason of their size, design and location, would be an incongruous and prominent addition which would detract from the uniform and clutter-free roofline, harming the character and appearance of the host property and wider street scene, contrary to policy D1 (Design) of the Camden Local Plan 2017.