

**1142-PAS01A** Prior approval supporting information  
Roof extension to provide additional dwellings  
**Kings Court, 523 Finchley Road, London**

Prepared by FLECK  
for Elmdon Real Estate LLP  
05.11.21



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## 1.0 Introduction

This statement has been produced by FLECK Architecture Ltd. who are acting as agents for Elmdon Real Estate LLP. to accompany a submission for prior approval for the construction of new dwelling houses on top of an existing detached block of flats in compliance with Part 20 of the Town and Country Planning Regulations 2020 Class A for New dwellinghouse on detached blocks of flats

E.R.E. LLP, owns the freehold of Kings Court, 523 Finchley Road, London NW3 7BP which is the subject of this application. This report should be viewed in conjunction with the application drawings.

## 1.1 Developer details

The applicants details are as follows:

Elmdon Real Estate LLP  
133 Hammersmith Road  
London  
W14 0QL  
Email: c/o agent: chloefleck@fleckarchitecture.com

## 1.2 Planning history

### 2020/3511/P

Prior approval was granted for a roof top development at the application address on 15.01.21.

The current application is broadly similar to the approved scheme but incorporates some additional structure which was found to be required following more detailed design development.



2020/3511/P Approved front elevation



nearby development at 300 Finchley Road with double storey accommodated above eaves level



new build development at 330 Finchley Road



Kings Court as viewed from Finchley Road



Buildings opposite Kings Court on Finchley Road



525 Finchley Road



Kings Court as viewed from the rear

## 2.0 Existing site

### 2.1 Description of surrounding area

Kings Court is located on Finchley Road in the London borough of Camden. Finchley Road is a major thoroughfare and a TFL red route. Kings Court is well located to take advantage of excellent transport links (The PTAL of the site is 5) and many local facilities and recreation spaces. Hamstead Heath is about 1km to the NE of the site and the local centres of Fortune Green (to the west) and West End Green (to the south) are 5 minute walk away. In addition, the larger centres of West Hamstead ( South) and retail and cultural facilities concentrated around Finchley Road & Frognal and Finchley Road stations to the south east are only 1km from the site.

In the vicinity of the applicant's site Finchley Road is flanked with purpose built blocks of flats of a fairly similar scale to Kings Court. This includes many Victorian and Edwardian mansion blocks and developments from the last half of the 20th century. Newer development in the area is typically taller and more dense reflecting the high level of public transport accessibility. There is local precedent for buildings with 'top hat' style rooftop additions.

### 2.2 Description of existing building

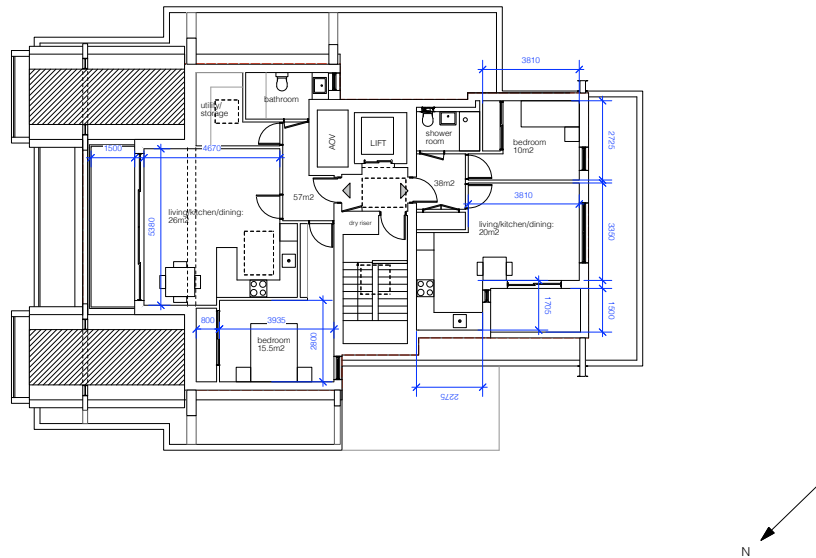
Kings Court is a purpose built block of flats which gained planning permission in 2007 (ref. 2006/5903/P). It was constructed in 2008/9. The principle elevation of Kings Court faces Finchley Road from which the flats are accessed. Vehicular, and secondary pedestrian access are available to the rear of the building via a service road leading from nearby Parsifal Road. The existing block of flats has 4 storeys and contains 11 units: 6 no. 2 bed flats, 2 no. 3 bed maisonettes, 2 no. 1 bed flats and 1 no. 3 bed flat.

The massing of Kings Court broadly follows the pattern of neighbouring development. Its form and scale broadly mimic neighbouring buildings: a Victorian mansion block with pitched roof at 525 Finchley Road to the north and a 1960's purpose built block of flats named Parsifal House with flat roof at no. 521. With the exception of some projecting front facing balconies, the building line facing Finchley Road is consistent with Parsifal house and no. 525. The rear building line is also similar to neighbouring properties. Kings Court incorporates a small amount of communal garden space and 9 parking spaces for residents of the flats to the rear.

Kings Court's primary facing materials are render and terracotta with some grey panelling and over hanging eaves at 3rd floor level which is largely glazed to front and rear. The windows are powder coated aluminium.

2.3 Accommodation schedule for existing flats Kings Court, 523 Finchley Road, London NW3 7BP

Flat no.	Floor	Description
1	Lower ground	2 bed flat
2	Lower ground	2 bed flat
3	Lower ground and ground	3 bed maisonette
4	Ground floor	1 bed flat
5	Ground floor	2 bed flat
6	1st floor	3 bed flat
7	1st floor	2 bed flat
8	2nd floor	2 bed flat
9	2nd floor	2 bed flat
10	2nd/3rd floor	3 bed maisonette
11	3rd floor	2 bed flat



proposed 4th floor plan



proposed front elevation

## 3.0 Proposals

### 3.1 Written description of the proposed development

Additional storey of flats to be accommodated on top of Kings Court to provide 1 no. 1 person 1 bed flat and 1 no. 2 person 1 bed flat. The new floor will be of a similar floor to ceiling height as the existing 3rd floor below. The existing communal stair will be extended upwards to provide access to the new floors. Existing service risers will be used to provide services to the new flats. Smoke ventilation to the common parts will be retained/ reinstated and adapted to meet the new part B of the building regulations. The existing solar array at roof level will be relocated to the new roof space which will also incorporate an extensive type green roof.

### 3.2 Proposed accommodation schedule

Flat no.	Floor	Description	GIA
12	4th floor	2 person 1 bed flat	57m2
13	4th floor	1 person 1 bed flat	38m2

### 3.3 External appearance of the building

The additional floor will be set back from the existing building faces which will limit their visibility from street level particularly in view of the mature London Plane trees which dominate the street scape of Finchley Road by Kings Court. The set back will also reduce any impact to the amenity of neighbouring buildings. It is proposed to use the material palette currently utilized at 3rd floor level which visually recedes from the primary elevational treatment of red terracotta tiles. The design retains the symmetry of the Finchley Road elevation and incorporates an asymmetric set back to the rear elevation to provide private amenity space.

### 3.4 Overlooking

The windows of the proposed new flats generally face either to the front or the rear of the site and as such will not create any risk of overlooking into existing dwellings of neighbouring buildings or Kings Court. The patio doors onto it and roof terrace of flat 13 face toward the boundary with 525 Finchley Road. However, they are set back from the boundary line and at a very oblique angle to existing windows on no. 525.

Overlooking of neighbouring amenity spaces from the proposed new roof terraces is mitigated by setting handrails back from the edge of the building line below and retaining the existing overhanging eaves detail at 3rd floor level.

### 3.5 Daylight and sunlight impact

A Daylight and Sunlight report by Hawkins Environmenal submitted as part of application ref. 2020/3511/P demonstrated that the proposals will have minimal and broadly acceptable levels of impact on neighbouring development. All of the proposed habitable rooms will receive good natural lighting levels and have good outlook as demonstrated by the plan and elevation drawings forming part of this application.

### 3.6 Transport and highways impacts of the development

Kings court is very well placed for access to public transport. There is a bus stop immediately outside the entrance on Finchley Road and it is a short walk to Finchley Road and Frognal Station (900m), West Hamstead Station (1km) and Finchley Road Station (1.3km) this is reflected in its high PTAL score of 5.

The existing development incorporates a limited number of on-site car parking spaces (9 including 2 disabled parking bays) and dedicated bicycle store with provision for 16 bikes. Due to the size of the proposed additional units, location of Kings Court close to an excellent array of local facilities, and high PTAL rating it is anticipated that future occupants will make use of sustainable modes of transport for the vast majority of journeys, and would not have the right to apply for a residents parking permit.

It is proposed to fit a sheffield type bicycle stand within the secure rear garden on an existing area of hard-standing adjacent to the water meters close to the back door. This will to provide additional storage for 2 bicycles and will be suitable for visitor use or as overflow secure parking in the event of the dedicated store being full.

### 3.7 Sustainability

In addition to creating more potential windfall sites there are many benefits to roof top development of this sort:

- No loss of biodiverse land,
- No increased surface water run off
- Reduced carbon foot print during the construction programme by making use of existing building foundations thereby reducing production of concrete and associated site transport.
- Upgrading the building fabric and decreasing energy usage of existing developments - the impact of roof top development is considerable as most heat loss is through the roof fabric. Changes to building regulations since the host building was built will ensure a better insulated roof.
- Increasing the density of sites such as this which supports the viability of public transport and reestablishment/ support of local centres.

The existing building has a small number of PV panels at roof level and these will be relocated to the new roof space.

In order to improve the biodiversity of the site and reduce surface water run off it is proposed to introduce an extensive type green roof systems to the new roof space and on top of the existing refuse store. The latter installation will improve the outlook of the flats in Kings Court overlooking Finchley Road.

Both flats will be dual aspect. This allows noise sensitive rooms such as bedrooms to face the rear of the building away from Finchley Road. In addition, this will help facilitate effective natural ventilation of the flats leading to greater levels of internal comfort.

### 3.8 Impact on protected views

The proposals will have no impact on protected views

### 3.9 Flood risk assessment

Kings Court is in flood zone 1, an area with a low probability of flooding. Please see flood map for planning by the Environment Agency overleaf. Kings Court is in flood zone 1, an area with a low probability of flooding. Camden as a whole is at low risk of flooding however intense bursts of rain have the potential to cause groundwater flooding .

The proposals will not create an increase in the developed footprint on the site. Notwithstanding this the proposals include the installation of an extensive type green roof system to both the extension roof and the roof of the existing communal general refuse store. This will substantially reduce the rate and volume of surface water run off and therefore help reduce the risk of groundwater flooding in the borough.

### 3.10 Contamination risk assessment

As a rooftop development with little impact at ground level, proposals will not be affected by any existing contamination issues. It is assumed that Prior Approval will be conditional on the developers providing a Construction Management Plan prior to commencement of construction which will outline how potential contamination as a result of the construction process will be mitigated.

### 3.11 Refuse and recycling

There is ample space currently allocated to refuse and recycling provision at Kings Court to meet with the additional waste generated by the proposed additional flats. The general refuse store has capacity for additional bins if required whilst still retaining good access to use all bins. The recycling store could accommodate larger scale bins within the existing structure to provide increased capacity for residents if required without having any visual impact on the development. The management company in charge of maintaining common parts inspect these facilities regularly to ensure they are well kept and meeting the needs of residents.



#### **4.0 Conclusion**

The proposals meet with the conditions for permitted development as set out in Part 20: Construction of New Dwellinghouses, Class A for new dwellinghouses on detached blocks of flats.

In addition to meeting with these conditions:

- The proposals represent sustainable development and as such fulfil the central tenet of the NPPF.
- The proposals provide much needed new housing on a windfall site.
- The proposals will reduce the energy use of the existing flats.
- The proposals will enhance the biodiversity of the site
- The proposals will utilise high quality materials and detailing to enhance the appearance of the existing building.

