

London Borough of Camden  
Development Management  
6th Floor  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

26th February 2014

Dear Sirs

**33 Conway Street, London W1T 6BW**

**Use of the external first floor flat roof area at no. 33 Conway Street as a private terrace including associated works.**

On behalf of our client Ms Schoeller, please find enclosed with this letter an application for planning and listed building consent for the use of a 1<sup>st</sup> floor flat roof area at no. 33 Conway Street, as a private terrace. Further to the use of the roof as a terrace the application proposes the installation of a guard rail and trellis to the south facing parapet wall for both safety and privacy reasons and the installation of an infill within the building to assist access to the terrace through an existing oversize sash window.

This letter along with the following documents have been uploaded to the Planning Portal (ref: PP 03215801).

- Application Form
- Certificate of Ownership A
- Site Location Plan
- Existing drawings-E01-A3
- Existing drawings-E02-A3
- Existing drawings-E03-A3
- Existing drawings-E04-A3
- Existing drawings-E05-A3
- Proposed drawings-P01-A3
- Proposed drawings-P02-A3

- Proposed drawings-P03-A3
- Proposed drawings-P04-A3
- Proposed drawings-P05-A3
- CIL Additional Information Form

A cheque for the statutory application fee of £172 has also been included with this letter.

## **The property**

33 Conway Street is a residential property, sub divided into two self contained flats, situated towards the western boundary of the London Borough of Camden. The property is located between Euston Road and Fitzroy Square and is part of a row of similar terrace properties. All properties on the terrace, including no. 33, are Grade II Listed (no. 22-33) and are situated within the Fitzrovia Conservation Area.

The current arrangement provides a three bedroom flat at lower ground and ground floor levels (no. 33a), accessed at lower ground floor level and a four bedroom flat at 1<sup>st</sup> – 3<sup>rd</sup> floors (no. 33) accessed at ground floor level. It is the apartment over the upper levels (no. 33) that is the subject of this application.

## **Planning history**

The use of 33 Conway Street as two self contained dwellings was granted planning permission ref: 2012/5370/P, by way of decision made on 4<sup>th</sup> December 2012. The application had originally included the conversion of the flat roof into a terrace. In conversation with the case officer this was removed from the application and a condition placed on the planning application to prevent the use of the flat roof area as a terrace without approval in writing from the Local Planning Authority. This application seeks to receive the necessary written consent in order to utilise this space as a private terrace.

## **The proposal (design and access)**

The proposal submitted with this application is for the use of a flat roof area, to the rear of the property, as a formal terrace. The terrace would be associated with the upper apartment and for the private use of the occupiers. The terrace would be accessed from 1<sup>st</sup> floor level.

The proposal would also include the addition of guard railing and trellis fixed to the existing south facing parapet wall. The rail and trellising would be installed for safety reasons and also to ensure privacy is maintained for both the user of the terrace and for amenity spaces of neighbouring properties.

The guard railing would be a black painted galvanised handrail installed to a height of 1100mm above the existing parapet wall. A wooden decorative trellis screen would be fixed behind the guard rail, with evergreen climbing plants, installed to a height of 1800mm above the terrace finished floor level.

Internally, the opening to the terrace area, currently a large sash window, would be retained and used as the access point. To assist access, a small infill would be added to the half landing in timber, painted white.

## **Planning policy justification**

The proposed development has had regard for Camden's Local Development Framework, including the London Plan, the Core Strategy (2010), Development Policies (2010), Site Allocations (2013) and all relevant Camden Planning Guidance and Supplementary Planning Documents. Regard has also been had for the National Planning Policy Framework (2012).

The following section addresses the planning justification for allowing the proposals within the context of the above policy.

### *Amenity*

The key considerations when proposing a terrace area such as this are ones of amenity, both from the point of view of neighbours as well as future users of the terrace area. In this respect, full regard has been had for Core Strategy Policy's CS5 and CS9 in addition to Development Policies Policy DP26 and Camden Planning Guidance 6.

To respond to the requirements contained within these documents, design development of the proposed terrace area has sought to minimise overlooking and avoid adversely impacting on outlook. To utilise the terrace as an amenity space it is a requirement to provide safety guarding 1100mm above the finished floor level. Due to the stepped nature of the terrace, the 1100mm measurement must be taken from the parapet wall, hence the proposed guard rail being set 1100mm above this wall. In order to conceal the rail from exterior views, the proposal includes a trellis, to accommodate evergreen climbing plants.

As well as improving the outlook for neighbours (which is currently defined by a solid parapet wall) the trellis will form a privacy screen so that users of amenity space(s) to the rear of the neighbouring properties will not be overlooked. Equally, future occupiers of the proposed terrace would also benefit from good privacy levels.

Neighbouring properties at No. 31 and 29 comprise terrace areas at basement level and 1<sup>st</sup> floor level. Amenity space at both properties is overlooked by each others with no one amenity space benefitting from significant levels of privacy. In fact, amenity space in this area is characterised by a level of overlooking. The proposal for a terrace area at no. 33 would not detrimentally increase this level of overlooking.

The terrace area proposed at no. 33 is the northern most rear terrace to this side of Conway Street. As a result the additional height along the parapet wall, formed by the trellis, would not impact on the daylight or sunlight received by existing neighbouring amenity spaces.

### *Heritage*

Further to the external works, in order to improve access to the newly formed terrace area, a small infill is proposed within the half landing between ground and first floor level. This infill would be of timber material and painted white. As 33 Conway Street is a Grade II Listed Building both the internal and external alterations are subject to guidance contained within Core Strategy Policy CS14 and Development Policies Policy DP25. In this respect we do not believe that the proposed alterations would adversely impact on the architectural or historical merit attached to no. 33 Conway Street. No further alterations are proposed by this planning application.

### **Conclusion**

The application proposes the construction of a guard rail and trellis to the external parapet wall and the installation of a single step on the half landing between ground and first floor level. The purpose of the alterations is to provide safe access to the flat roof area for use as a private terrace.

The use of the flat roof as a terrace would not have a detrimental impact on the privacy or outlook of neighbouring properties nor would the terrace provide inadequate privacy to future users, particularly given the constrained nature of the site and in relation to the existing amenity space at neighbouring properties. Further, the minor internal alterations would not be detrimental to the character of 33 Conway Street as a listed building.

We trust that the above and enclosed details are sufficient to validate and consider this planning application and look forward to hearing from you to discuss the proposals in more detail and organise a site visit

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Owain Nedin', written in a cursive style.

**Owain Nedin MTRPI**  
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