

Delegated Report		Analysis sheet		Expiry Date:		28/02/2012	
		N/A / attached		Consultation Expiry Date:		15/02/2012	
Officer				Application Number(s)			
Carlos Martin				2011/6068/P			
Application Address				Drawing Numbers			
Flat 4 23 Alvanley Gardens London NW6 1JD				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of balustrade, decking and screening in connection with the use of existing rear flat roof as terrace, and installation of rooflight to flat (Class C3).							
Recommendation(s):		Refuse					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 24/01/2012 to 14/02/2012 – No response.					
CAAC/Local groups* comments: *Please Specify		None; not in CA.					

Site Description

The application site relates to a three storey property divided into flats, located on the west side of Alvanley Gardens. The site is not listed and falls outside of any conservation area although its rear boundary adjoins the West End Green Conservation Area. The surrounding area is predominantly residential in character.

The proposed alterations relate to flat no. 4 only.

Relevant History

8401652: pp **granted** for alterations to existing dormer and erection of new dormer. 19/12/1984

8501182: pp **granted** for the installation of a window at ground floor level in the flank elevation. 19/09/1985

9501919: pp **granted** for the creation of forecourt hard standing for car space and new means of vehicular access. 08/01/1996

CTP/F5/7/14/12382: pp **refused** for the formation of a self contained flat at 2nd floor level. 03/02/1972

Reason for refusal: the proposed alterations to the roof storey would be detrimental to the character and scale of the premises, by reason of the increased bulk and lack of relationship between the proposed storey and the existing building.

CTP/F5/7/14/14269: pp **granted** for alterations and additional storey at rear to provide two additional self contained flats. 23/11/1972

TP/81804/NW/2434/288: pp **granted** for the conversion of No. 23 Alvanley Gardens into two self-contained flats and one self-contained maisonette. 20/06/1958

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25d Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011: 1 (design) & 6 (amenity)

Proposal description

1. Planning permission is sought for the erection of balustrade, decking and screening in connection with the use of the existing rear flat roof as terrace and the installation of a rooflight, to flat (Class C3).
2. The proposed terrace would cover an area of approx. 37 sq m. The proposed glass balustrade would be 1.1 m high while the proposed metal screening would be 1.8 m high and would be located on the north, west and east sides of the terrace.

Main planning considerations

3. The main material planning considerations are considered to be:-
 - i) the impact of the proposal on the character of the building and the area;
 - ii) the impact of the proposal on the amenity of neighbouring properties;
 - iii) the implications of setting a precedent for roof terraces in the vicinity.

Design

4. 23 Alvanley Gardens was originally designed as a two storey building with a hipped roof similar to that of the adjoining property to the south. Permission was granted in 1972 for an unsympathetic roof extension, although the character of the front elevation was retained to some extent. The proposed terrace would be situated above the 1972 extension and would be visible from the public realm and from a number of neighbouring windows at the back.
5. Camden Planning Guidance 2011 for terraces establishes that the key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. It is recommended that consideration should be given to the detailed design to reduce the impact on the existing elevation and a careful choice of materials and colour to match the existing elevations. The proposed balustrade and screening fail to comply with these basic recommendations, as they do not complement the existing elevations in terms of siting or materials.
6. With regards to siting, the location of the proposed terrace is considered inappropriate. Mansard extensions are generally considered the termination of a building and therefore the addition of a visible structure above the existing roof is considered unacceptable in principle. At 1.8 m high, the proposed screening is large and would represent an incongruous addition in this part of the building, which would bear no relation to the existing roof and the elevations below. Policy DP25 states that the council will require all developments to consider the character and proportions of existing buildings. In this case, the proposed screening would be prominent and out of scale with the host building. The selected metal material would further exacerbate the visual impact of the screening to the detriment of the building as seen from the front, sides and rear.
7. It is noted that there is a large number of terraces and balconies in the vicinity. However, none of them appear to be located at the highest level and are more sympathetically integrated into their host buildings. Given the fact that the removal of the screening could result in a significant loss of privacy for neighbours, no amendments have been requested.

Amenity impacts to neighbours

8. With the proposed screening it is not considered that the proposed terrace would result in any significant loss of amenity for neighbours in terms of privacy and overlooking. The south side of the terrace faces the adjoining property at no 24 and would not feature any screening. However, given that the terrace would be situated at a higher level, the angle of view would impede direct views inside habitable windows.
9. The size of the proposed terrace, which could accommodate a large number of people at any one time, could result in potential noise disturbance for neighbours. However, no objections have been raised to this effect.

Implications of setting a precedent for roof terraces in area

10. Although terraces are numerous in the area, the proposed terrace would be the first one to be located above a mansard extension. An approval of the proposal would set an undesirable precedent in the area which may undermine the ability of the Council to control future similar proposals, which eventually could lead to a significant loss of visual amenity in the area.

Recommendation: Refuse

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