

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	03/01/2012
		N/A / attached		<b>Consultation Expiry Date:</b>	15/12/2011
<b>Officer</b>			<b>Application Number(s)</b>		
Fergus Freeney			2011/5726/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 4 18 Chesterford Gardens London NW3 7DE			See decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Renewal of planning permission granted on (08/12/2008) (ref 2008/4412) for creation of a roof terrace at rear to flat (Class C3).					
<b>Recommendation(s):</b>		Grant Planning Permission			
<b>Application Type:</b>		Renewal of Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>07</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. electronic	<b>00</b>		
Summary of consultation responses:	<p>Site notice: 18/11/2011 – 09/12/2011  Press notice: 24/11/2011 – 15/12/2011</p> <p>One objection has been received from an adjoining neighbour on the grounds of noise and disturbance during construction.</p> <p><i><u>Officer Comment:</u> Noise during construction and hours of building work are not planning considerations, but are covered by separate Environmental Health Legislation. An informative will be added to remind the applicant of the need to comply with these regulations.</i></p>					
CAAC/Local groups* comments: *Please Specify	Redington Frognal CAAC – No objection.					

## Site Description

The site is located on the west side of Chesterford Gardens. It comprises a four storey detached property which is subdivided into flats.

The property is not listed, but is noted as being a positive contributor to the Redington Frogna! conservation area.

## Relevant History

2008/4412/P - Creation of a roof terrace at rear roof level to existing flat. *Granted 08/12/2008*

## 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

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

### Redington Frogna! Conservation Area Statement

## Assessment

### Proposal:

Permission is sought for an extension of the time period to implement a scheme granted 08/12/2008 under reference 2008/4412/P for the creation of a roof at rear roof level to existing flat.

### Assessment:

#### Design

Although the council's policy and guidance framework used for the assessment of the previous scheme has been superseded by the Local Development Framework and Camden Planning Guidance 2011 the relevant policies and guidance in relation to schemes of this nature have not changed significantly.

The proposed roof terrace surrounded by railings would be screened by the front and side ridge lines of the existing roof profile. The railings would project approximately 200mm above the ridge lines of the existing roof. Given the positioning of the railings and the existing roof profile, the proposal would not significantly change the front elevation of the building and would not be visible from the streetscene. However the proposed railings would be visible on the rear elevation of the building. The proposed railings would be set back by approximately 1.8m from the rear wall of the existing building therefore would only be visible from the rear of properties on Greenaway Gardens and 9-17 (odd) Frogna! Lane, which are approximately 60m and 75m away and the gardens of adjoining properties.

The proposal would not significantly change the roof profile of the building but it would slightly change the appearance of the roof when viewed from the rear. The proposed railings would be above the rear roof slope and would run across the between the two rear dormers on the rear elevation. Similar roof terraces on this side of Chesterford Gardens are not visible from the street although no relevant planning permissions can be found.

Although the proposal would have a minimal impact on the balance of the symmetrical appearance of the group of building on the west side of Chesterford Gardens, the proposal is considered to be a small alteration to the rear elevation of the building and would not significantly affect the architectural integrity of the building. On balance, it is considered that the proposal would not harm the character and appearance of the existing building or the wider conservation area. It is still subservient to the existing roof and consistent with the Council's relevant guidance and policies

### Amenity

The proposed roof terrace would be between the side roof slopes of the building and would not face directly to the habitable room windows of the properties in the immediate vicinity. The property on the opposite side of Chesterford Gardens is over 30m away. Therefore, the proposal would not have an adverse impact on the neighbouring properties in terms of loss of light, outlook, privacy or increase sense of enclosure.

While it is acknowledged the proposed roof terrace would have views over the rear gardens of the adjoining properties this is considered to be no more intensive than the views from the windows at lower levels of the building and therefore is considered to be acceptable. Given the height of the roof terrace and the set back from the rear wall of the building, the users of the roof terrace would have obstructed view to the rear gardens of adjoining properties.

The proposed railings would not affect the current levels of daylight/sunlight received by surrounding properties.

**Recommendation: Grant Planning Permission**

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***