

Delegated Report		Analysis sheet		Expiry Date:		09/05/2011	
		N/A		Consultation Expiry Date:		08/04/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/1201/P			
Application Address				Drawing Numbers			
1 Belmont Court 150 Loudoun Road London NW8 0AN				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External alterations including erection of a staircase enclosure at roof level, balustrades and 2m privacy screens for the formation of a roof terrace to residential dwelling (Class C3).							
Recommendation(s):		Grant conditional permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	02	No. of objections	02
				No. electronic	00		
Summary of consultation responses:		<p>Site notice displayed from 18/03/2011 until 08/04/2011 on the corner of Loudoun Road and Alexandra Road and from 12/05/2011 until 02/06/2011</p> <p>Two objections received from residents at Southbury Flats.</p> <p>The objections were on the grounds that:</p> <ul style="list-style-type: none"> • The roof terrace would be used for parties which would create noise • The privacy screen would block light to the to flats at Southbury Flats at lower level • The roof terrace would be an eyesore <p>See the main body of the report for the case officer's response.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application property is the southernmost property of Belmont Court. Belmont Court, completed in 2008, is of modern design and is laid out as a terrace. The property is not listed or within a conservation area.

Relevant History

2004/0885/P: The redevelopment of the site (comprising petrol filling station, MOT facility and car repair workshop) by the erection of four 3-4 storey plus basement terraced houses with integral garages and roof terraces, and a 3-storey plus basement unit comprising Class B1 business use on basement and ground floors with forecourt parking and a residential maisonette on upper floors with roof terrace above. **Granted subject to a S106 08/07/2005 – implemented.**

Relevant policies

LDF Core Strategy and Development Policies

CS1: Distribution of Growth

CS5: Managing the impact of growth and development

CS14: Promoting high quality places and conserving our heritage

DP24: Securing high quality design (Securing high quality design

DP26: Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2006

Updated Camden Planning Guidance 2011

CPG1 - Design

Assessment

Permission is sought for the use the main roof of the dwelling as a roof terrace. Access to the roof terrace would be by a stair enclosure on the rear part of the roof. The roof terrace would have a maximum width of 11.5 metres and a maximum depth of 5.7 metres. The roof terrace would be set in by a minimum distance of 1 metre from the building line at any one point. To the rear and side of the roof extension opaque glazed privacy screens are proposed. The privacy screen would be 2 metres in height. A 1.1 metre high glazed balustrade with metal handle would be erected to the front of the roof terrace. The staircase enclosure would provide access to the roof terrace and would be located to the rear of the roof. It would have a width of 3.2 and a depth of 3.8 metres. It would have a sloping roof reducing in height towards the rear of the building. The maximum height of the stair enclosure would be 2.5 metres above the existing roof level.

The application property is the southernmost property of Belmont Court. Belmont Court, completed in 2008, is of modern design and is laid out as a terrace. The application property has 3 storeys whereas other properties at Belmont Court (nos. 2-4) have an additional attic storey. The application for Belmont Court (2004/0885/P) originally included a attic room and roof terrace at third floor level at no. 1. This was omitted from the plans prior to permission being granted to reduce the overall bulk of the building and to ensure the 1st floor flat at Southbury adjacent to the application property retain a 25-degree light angle as recommended by the daylight study.

Design

The proposed staircase enclosure, privacy screens and balustrades would be visible from the public realm and neighbouring properties at higher level. However, it is considered that the staircase enclosure would not appear bulky or out of keeping from the public realm give its scale, set back position and its height which is no greater than the attic rooms at nos. 2-4 Belmont Court. Camden Planning Guidance CPG1 states that roof terraces would only normally be acceptable on the rear of properties, however, in this case the neighbouring properties at Belmont Court benefit from roof terraces to the front and this is considered to form part of the character of the area.

The proposed balustrade to the front of the roof terrace would match the design of those at the roof terraces at nos.2-4 and would not appear prominent given their set back position from the front building line and the balustrades at the neighbouring properties. The privacy screen would have a greater height of 2 metres and would be situated to the rear and sides of the roof terrace. They would appear most prominent from views from the south and from Southbury Flats, however, given that they are set back from the building line they would not appear obtrusive. The design of the staircase enclosure is considered to be architecturally sympathetic to the age and character of the building.

Amenity

Camden Planning Guidance states that the roof terraces should not be introduced where they result in overlooking, loss of privacy or loss of daylight.

Given the position of the privacy screens and that the roof terrace is set back from the neighbouring terrace at no. 2 it is not considered that the proposal would result in overlooking of loss of privacy.

The proposed stair enclosure is situated at a minimum distance of 6.5 metres from windows at Southbury Flats to the rear of the application property. The roof terrace, privacy screens and stair enclosure would be situated in close proximity to neighbouring residential properties at Southbury Flats. However, given that only oblique views are afforded of the roof terrace it would not appear dominant in outlooks from these properties. It is also taken into consideration that the windows/balconies at Southbury Flats that are closest to the proposal serve rooms which are double aspect and therefore would not provide the only outlook from these rooms.

The application includes the submission of a Daylight assessment. The assessment shows that in all except one instance, the windows to Southbury Flats achieve the BRE Guidelines based on a VSC analysis. In the one instance where they are not achieved the window in question serves a room that

is dual aspect. The ADF and NSL analysis for this rooms shows that the BRE Guidelines are achieved. Therefore, the proposal complies with the daylight policy set out in Camden Planning Guidance.

Concern has been raised by a resident of Southbury Flats that the proposed roof terrace would create noise. The property already has a terrace at first floor level and roof terraces and balconies are a common feature at Belmont Court and Southbury Flats. The proposal is unlikely to result in an increase in or an unacceptable level of noise. Therefore, given reasonable use of the terrace it is not expected to result in activity which would create an unacceptable level of noise.

It is considered that the proposed works would not adversely impact on the amenity of the neighbouring properties with regards to access to sunlight, daylight, noise, overlooking or visual bulk

Conclusion

The proposals are considered to be acceptable on the grounds of design and amenity.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>