

<b>Delegated Report Members Briefing</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/09/2010</b>	
				<b>Consultation Expiry Date:</b>		<b>09/08/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2010/3164/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 2 52 Gondar Gardens London NW6 1HG				Refer to decision letter			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a balustrade and installation of doors to replace a window in association with the use of part of the rear first floor roof as a terrace for an existing flat (Class C3).							
<b>Recommendation(s):</b>		<b>Grant planning permission with conditions</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>							
<b>Informatives:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>16</b>	No. of responses No. electronic	<b>06 00</b>	No. of objections	<b>06</b>
<b>Summary of consultation responses:</b>		<p>Objections have been received from occupants of the following Gondar Gardens properties: 54 flat 1; 54; 52 flat 1; 52 flat 4; 52 flat 2; 48-50 flat 4</p> <p>The main issues raised are:</p> <ul style="list-style-type: none"> <li>loss of privacy; noise; detrimental impact on local environment;</li> <li>overlooking patio immediately below proposed terrace;</li> <li>would allow direct views into bedroom window of flat 3 and flat 4 (52), child's bedroom at 54 and flat 4 (48-50);</li> <li>overlook conservatory at No.52;</li> <li>significantly alter appearance(already out of step with rest of Gondar Gdns.) undesirable precedent;</li> <li>restriction of view and light.</li> </ul> <p><u>Officer comment</u> All of the above discussed in the assessment below. Note that the street addresses of the adjoining properties are shown inaccurately on the applicants block plan, which has resulted in some confusion as to the adjoining property which has the closest relationship with the terrace. For the avoidance of doubt, this is no. 54 [not no. 50].</p>					
<b>Local groups comments:</b>		None received.					
<b>Site Description</b>							
A 4-storey terrace property on the south side of Gondar Gardens backing onto a Metropolitan Water Board reservoir. The premises comprise four self-contained flats. Flat 2 is on the first floor. The property is not within a conservation area.							
<b>Relevant History</b>							
31/07/1981 Change of use involving works of conversion to form four self-contained flats and alterations to the rear extension roof.							

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 (amenity); B1 (general design); B3 (extensions/alterations)

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

*CS5 (manage impact of growth); DP26 (impact of development on occupiers and neighbours); CS14 (promote high quality places); DP24 (secure high quality design)*

Camden Planning Guidance 2006

## Assessment

### Proposed

Use of roof of ground floor rear extension as a terrace (3.2m (l) x 3.7m (w)). A stainless steel balustrade with horizontal wire straining lines (max 200mm gaps) would be erected around the perimeter of the roof. The balustrade would be 1.3m (h). An existing window would be replaced with French doors providing access onto the roof. Softwood decking would be laid, with a void between the existing asphalt roof and the plywood deck.

### Revisions

- The balustrade has been pulled back 1.5m from the outer edge of the roof.
- The terrace would be smaller 1.7m. (l) x 3.7m. (w).
- A 1.7m. high obscure glazed privacy screen would be erected along the boundary with no. 50.
- The balustrade would comprise glazed panels with a stainless steel handrail and posts between the panels.

The main considerations are visual impact and impact on local amenity.

### Visual impact

This property has a large roof extension and, together with the details of the 2-storey rear extension (flat roof replace mono pitch roof) already varies from the majority of those that form the Gondar Gardens terrace. The proposed balustrade would introduce an additional feature that is not common to the rear of these properties. However, it is only likely to be visible from the rear gardens of properties within close proximity; immediately to the rear is the grass covered Metropolitan Water Board Reservoir. The revised scheme setting the balustrade back from the edge of the roof by 1.5m would significantly reduce its visibility. The length of the privacy screen has been lessened, as a result of the reduced size of the terrace, to 1.7m, which also significantly reduces its visual impact. The proposed works would be to an already significantly altered rear elevation, the site is not within a conservation area and there are limited views of the proposed balustrade and the alteration of a window to French doors; it is therefore considered that there is no significantly adverse impact on the appearance of the building or the immediate context, such as would warrant the refusal of the application.

### Amenity

Camden Planning Guidance advises that the existence of a flat roofed extension does not necessarily mean that a terrace is appropriate. UDP policy SD6 states that roof terraces should not result in unacceptable disturbance to the privacy of neighbouring habitable rooms and any garden space that is in separate occupation.

It is considered that the properties likely to be most directly affected by the proposal would be the first floor flat within the neighbouring property (no.54) and the ground floor flat of the application premises. The application has been revised, and the set back of the terrace by 1.5m from the back of the rear extension means that it would not now be possible for a person to stand towards the rear of the proposed terrace and directly look down over the patio of the ground floor flat. General views over the rear garden would be possible, but not to a much greater and more intrusive extent than would be possible from the window of the first floor flat. The size of the terrace will be secured by condition.

The edge of the terrace would be 1.6m from the bedroom window of the first floor flat (no.54). Camden Planning Guidance states that if a screen is considered it should not introduce inappropriate visual clutter or reduce daylight/sunlight or outlook. Without the privacy screen now proposed, it would have been possible for a person to stand on the terrace and look directly into this bedroom window. The length of the screen that would be necessary to safeguard privacy has been shortened by the reduced size of the terrace and, because the bedroom window is much higher than the level of the terrace, only the outer edge is likely to be directly visible from the first floor window of no. 54. The screen would not restrict the access of daylight to the window or

create a sense of enclosure for the adjoining occupier. The provision of the screen will be secured by condition.

The use of glass for the balustrade and privacy screen with stainless steel handrail and posts would create a lightweight appearance. It is considered that the proposed balustrade, privacy screen and alteration of a window to French doors would not result in inappropriate clutter and would not reduce daylight/sunlight to neighbouring properties or restrict outlook.

It is considered that the proposed development is in line with UDP policies SD6 (amenity), B1 (general design), B3 (alterations and extensions) and supporting CMP.

**Recommend** approve.

#### **DISCLAIMER**

**Decision route to be decided by nominated members on Tuesday 31st August 2010. For further information see**

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