

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	14/07/2010
				<b>Consultation Expiry Date:</b>	02/07/2010
<b>Officer</b>			<b>Application Number(s)</b>		
Jenny Fisher			2010/2773/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
43 Meadowbank London NW3 3AY			Refer to decision letter		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
		Design surgery 29/06/2010			
<b>Proposal</b>					
Installation of a roof terrace at 3rd floor level to front elevation of existing dwelling house (Class C3).					
<b>Recommendation(s):</b>		Refuse planning permission			
<b>Application Type:</b>		Householder Application			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>06</b>	No. of responses	<b>04</b>	No. of objections	<b>03</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>Neighbours were consulted by letter.</p> <p>The occupant of the neighbouring premises (No. 44) writes that as the development would not be visible to him he has no comments subject to compliance with Party Wall legislation.</p> <p>Letters of objection have been received from 39, 46 and 48 Meadowbank, raising the following concerns.</p> <ol style="list-style-type: none"> <li>1. The road between houses is narrow; roof terrace would overlook neighbouring properties, restrict light and create noise nuisance.</li> <li>2. No other properties on the estate where properties are as close as 43 and 39 have roof terraces.</li> <li>3. Estate carefully designed and there are houses of different height and size. Proposed terrace would change original construction which was designed to preserve the privacy and light of every property.</li> <li>4. This is preferable to previous application. Objection would be reduced if balustrade kept to minimum height and made of a clear material or railings rather than opaque material of indeterminate height.</li> <li>5. Would undermine existing uniformity of the street and be detrimental to the visual appearance of the roofscape of the terrace and the original building.</li> </ol>					
<b>Local groups comments:</b>	No responses received to date.					
<b>Site Description</b>						
<p>A three storey mid terrace single family dwelling that forms part of the Meadowbank estate. The estate is accessed from Oppidans Road and Ainger Road. The majority of buildings comprise three storeys and the houses have pitched roofs. A terrace that backs onto Primrose Hill Road comprises 5 storey dwellings each with a flat roof. The property is not listed, nor is it located within a Conservation Area.</p>						
<b>Relevant History</b>						
<p>07/04/2010, planning application 2010/0528/P refused.</p> <p>‘Additions and alterations including loft conversion with front and rear full width dormers, infill of front porch and repositioning of front door at ground floor level and excavation at basement level to existing single family dwelling house (Class C3).’</p> <p><u>Reason for refusal:</u> The proposed front roof dormer by reason of its height, bulk and detailed design would be detrimental to the visual appearance of the roofscape of the terrace and the host building contrary to policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006 and advice contained within Camden Planning Guidance 2006.</p> <p>An application (2010/2684) has also been submitted for: “Additions and alterations including a loft conversion with rear full width dormers, infill of front porch and repositioning of front door at ground floor level and excavation at basement level to existing dwelling house (Class C3).” At the time of writing this report, this application had not been determined.</p>						

## Relevant policies

### Replacement Unitary Development Plan 2006

SD1 (quality of life); SD6 (amenity for occupiers and neighbours); H1 (new housing); B1 (general design principles); B3 (alterations and extensions)

### 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.*

CS1 (distribution of growth); CS5 (managing the impact of growth and development); CS6 (providing quality homes); CS14 promoting high quality places and conserving our heritage); CS15 (protecting and improving our parks and open spaces & encouraging biodiversity); CS16 (improving Camden's health and well-being); CS17 (making Camden a safer place); DP2 (making full use of Camden's capacity for housing); DP24 (Securing high quality design); DP26 (managing the impact of development on occupiers and neighbours); DP29 (improving access)

### Camden Planning Guidance 2006

## Assessment

### Proposed

A roof terrace set into the front slope of the pitched roof. A roof apron would be retained to a height of 1m from the eaves to the terrace and a balustrade would be added to achieve the height required for safety. The terrace would be 3m deep and 3.6m wide. Sliding/folding doors would be installed to provide access onto the terrace. Internal stairs would provide access into the roof void and out onto the terrace. The ceiling of the room beneath the proposed terrace would be lowered resulting in a floor to ceiling height of 2m. The door frames would be Upvc.

The main issues for consideration are visual and neighbourhood amenity

#### Visual amenity

The house is within a mews of similar properties which have a cohesive and consistent architectural character and appearance. All the roofs retain largely unaltered front roof pitches.

It is considered that such a substantial alteration would have a detrimental visual impact and as such would be contrary to UDP policy B1, which requires development to respect site and setting, improve the attractiveness of an area and not harm its appearance. The proposed development would also fail to comply with policy B3. Roof alterations can have a significant effect on a building and its surroundings. Special care is required where, as in this case, a roof is plainly visible over a wide area and an attractive feature of the building and of the area. The houses within the inner Meadowbank estate, that includes the application premises, are uniform in design. All of the houses have a shallow pitched roof and none have dormer windows, roof extensions or roof terraces inserted into their front roof slope.

Even were it to be accepted that a roof terrace would be acceptable in this location, the design of the terrace does not comply with Camden Planning Guidance. This seeks 1.4m deep apron that is sufficiently high to avoid the need to install a balustrade on top to reduce visual impact and opportunities for overlooking directly into neighbouring premises.

The proposed roof terrace is considered unacceptable. It would be a visual intrusion to what is currently an unaltered roof line, would be seen from the ground and even more clearly from steps immediately opposite leading up to a passageway between Nos. 46 and 39 Meadowbank.

#### Neighbourhood amenity

Given the proposed set back of the terrace and its position in relation to other properties in the vicinity it is considered an unacceptable degree of overlooking would be unlikely. The proposed terrace would fit into the existing roof slope, there would be no extension and as a consequence no loss of light to adjoining occupiers. It is considered unlikely that the proposed terrace would have an adverse impact on the amenity of adjoining occupiers by reason of overlooking or loss of light.

Habitable rooms should have a minimum ceiling height of 2.3m, according to Camden Planning Guidance and the proposal falls short of this. Whilst this is not sufficient to warrant refusal, an informative has been attached to advise the applicant of the shortfall.

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