

Delegated Report		Analysis sheet		Expiry Date:		27/04/2010	
		N/A		Consultation Expiry Date:		05/04/2010	
Officer				Application Number(s)			
Jennifer Walsh				2010/0688/P			
Application Address				Drawing Numbers			
29 - 31 Hadley Street London NW1 8SS				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of a roof terrace and associated planter troughs and access doors at rear 1 st floor level of dwelling house.							
Recommendation(s):		Grant Retrospective Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	03	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Three letters of support have been received- 66 Castle Road support the application as the delighted that they have gone to the trouble and expense to make their view more beautiful. 26 Hadley Street support the application as they state that the work they have done is a very pleasant improvement to how the terrace looked before. 64a Castle Road support the application as they state that it is an improvement.					
CAAC/Local groups comments:		N/A					
Site Description							
A part single –storey & part 3-storey end of terrace house situated at the junction of Hadley St and Castle Road. The building is not a Listed Building and it is not located within a conservation area.							
Relevant History							
2004/4839/P: Change of use from one maisonette and one live-work unit to a single family dwelling house including works of conversion. Decided 27/01/2005							

Relevant policies

Replacement Unitary Development Plan 2006

B1-General design principles.

B3 – Alterations and extensions

SD6 - Amenity for occupiers & neighbours

Camden Planning Guidance 2006

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.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

DP26 - Managing the impact of development on occupiers and neighbours

DP24 - Securing high quality design

Assessment

Proposal

This application seeks the retrospective planning permission for the retention of brown painted timber planters and decking to create a roof terrace. The planters are 1100mm in height and are situated on top of the existing parapet walls facing Hadley Street and on the party wall adjoining 66 Castle Road. Additionally access doors have been provided on the rear elevation.

The application arises from an enforcement investigation following its installation in March 2009; the original informer has not objected or responded to this application.

The main issues

The main issues in regard to this case are the impact of the use of the flat roof as a roof terrace on the character and appearance of the host building and the impact on the amenity of adjacent occupiers.

Design

The roof terrace is visible from the front elevation, facing both Hadley Street and Castle Road as well as from the rear elevations of surrounding properties. The planters are 1.1m in height and have been planted with dwarf box hedges and other flowers.

It is considered that the detailed design and materials of the proposal would preserve the character and appearance of the host building and the surrounding area. The proposal would not appear dominant or obtrusive when viewed in relation to the original building. There are examples of similar roof terraces across the elevations of other properties along both Castle Road and Hadley Street.

The existing planters are considered to be well designed and have consideration for the buildings' architectural form. The design of the brown-painted timber planters is of good quality and is not considered to have a detrimental impact on the host building or the wider streetscene. Therefore, the planters are considered acceptable in design terms. The french doors are white painted timber and match other similar doors in the rear elevations of this terrace.

Neighbour amenity

The use of the terrace would provide views only into 66 Castle Road on one side; closest views are into the rear staircase windows which are non-habitable rooms. Longer distance views are possible into habitable rooms at a more acute angle; however the nature of the plants in the planters, which are evergreen box hedges, means that the overall height of the boundary treatment would be 1.6m thus producing an effective privacy screen. A condition will be attached to ensure that such a minimum height is maintained for this hedge. It is considered that in the circumstances, the proposal would not have any detrimental impacts of overlooking or overshadowing upon the residential

amenities of the adjacent properties. Although it is accepted that there would be views over the rear gardens of Castle Road, there are currently windows and numerous rear terraces overlooking such gardens, and therefore, it is not considered that the impact on these gardens will be further damaging in terms of neighbour amenity. The proposal is considered to be inline with CPG and policy SD6.

Recommendation: Grant Retrospective Planning Permission

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