

DISCLAIMER

Decision route to be decided by nominated members on Monday 29th March 2010. For further information see

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

Delegated Report Members' briefing		Analysis sheet		Expiry Date:	31/03/2010
				Consultation Expiry Date:	08/03/2010
Officer			Application Number(s)		
Jenny Fisher			2010/0342/P		
Application Address			Drawing Numbers		
168 Fordwych Road West Hampstead London NW2 3NY			Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of a new door and balustrade in association with the use of the second floor roof as a terrace, a new window within the side elevation and replacement of a door with a window at ground floor level to a single family dwelling (Class C3).					
Recommendation(s):		Grant planning permission with conditions			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	04	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	A letter of objection has been submitted by the occupant of 12 Rondu Road. Objector appears to be confused about which property the current application applies to. Refers to the property being used as 6 flats. No. 168 is a single family dwelling. Confirmed when Planning Officer carried out a site visit that included a walk throughout the whole premises up to the top floor for views form top floor windows. Local amenity impact is discussed in detail in the assessment of the report below.					
CAAC/Local groups comments:	No response received to date.					

Site Description

A 3 -storey semi-detached single family property located on the west side of Fordwych Road, midway between its junction with Rondu Road to the south and Skardu Road to the north. This, and other properties along this section of Fordwych Road, include a two storey rear extension attached to its semi-detached neighbour. Rondu Road and Skadu Road join Cricklewood Broadway, running parallel with Fordwych Road, to the west. The property does not lie within a conservation area.

Relevant History

227 Fordwych Road

15/08/2006 (2006/1637/P) planning permission for:

Change of use of single-family dwellinghouse into three self-contained units, plus erection of a balustrade on the two-storey rear extension to facilitate use of the flat roof as a terrace.

1st Floor Flat, 112 Fordwych Road

24/10/2006 (2006/2445/P) planning permission for:

Retention of works to the roof of the raised single storey rear extension in connection with the use as a roof terrace, plus erection of a privacy screen to the south-eastern boundary, for existing flat at first floor level.

Flat 2, 99 Fordwych Road

11/11/2008 (2008/2982/P) planning permission for:

Erection of a metal balustrade at rear first floor level to facilitate use of roof (part) as a terrace in connection with the existing first floor level flat (Class C3).

93B Fordwych Road,

06/07/2009 (2009/2285/P) planning permission for:

Retention of balustrading/decking to rear first floor level flat roof in connection with its use as a terrace and replacement of window with door all in connection with existing first floor flat (Class C3).

Roof terraces visible to the rear of Skardu Road do not appear to benefit from planning permission

Relevant policies

Replacement UDP: SD6 amenity for neighbours and occupiers; B1 general design principles; B3 alterations and extensions

Camden Planning Guidance: Section 41 - Roofs and terraces

Assessment

Proposed

- erection of a 1.1m high painted metal balustrade around the perimeter of the roof of an existing two storey rear extension, the balustrade would be fixed to the outer wall of the extension;
- a potted evergreen bamboo would be use to screen the terrace on both sides;
- a door would be installed within the rear elevation giving access to the proposed terrace;
- at ground floor level to the side a small window would be installed 1m. x 0.3m. The window would face a brick wall to the side of No.170.
- one of the two doors in the side elevation providing access to the garden would be replaced with a small high level window.

Main issues for consideration in this case are amenity and design

Camden Planning Guidance states that terraces should not be introduced where they:

- result in overlooking habitable rooms or gardens of neighbouring gardens;
- result in loss of sunlight/daylight to neighbouring properties;
- have an adverse impact on the townscape or character of the building as a result of being visually intrusive.

Amenity

The new window in the flank elevation at ground floor level would open onto the passage running between Nos. 168 and 170. It would face a completely blank wall, therefore there are no amenity issues associated with the window.

Use of the second floor terrace proposed would not allow direct overlooking. The nearest properties that back onto the site front Cricklewood Broadway more than 85m. away. Oblique views towards the rear of properties fronting Skadu Road and Rondu Road are likely but given the amount of mature vegetation in between clear views are unlikely. It is noted that there are a several roof terraces to the rear of Skardu Road properties. A person standing on the proposed terrace would overlook the flat roof of semi-detached No. 166, not used as a terrace. Any windows in the flank wall of No. 164 would be lower than the height of the roof terrace and approximately 10m. away. It may be possible to stand at the edge of the proposed terrace and look back into windows to the rear of No. 170. Windows to the rear of 12 Rondu Road are more than 20m. away, and intervening trees would reduce the impact of the terrace and views onto the rear of the garden of this property.

The applicant proposes 2m high vegetation screening (potted evergreen bamboo) along both sides of the terrace. However, it is unclear given the details provided whether this would provide sufficient screening. Given the position of the terrace, the loss of privacy that would occur to the garden and rear windows of 170 Fordwych Road would be significant were there to be insufficient screening. Therefore, a condition is recommended requiring details of proposed screens. This could consist of vegetation, perhaps supported by a trellis, although the applicant would need to demonstrate that such an arrangement would provide an acceptable level of screening, to an appropriate height throughout the year. Alternatively a glazed screen may be appropriate.

Design

The roof terrace, door opening onto the roof and metal balustrade, in this location are considered acceptable; there are examples of other terraces in the area, the rear of the property is not visible from the public realm and

the property is not situated within a conservation area. The proposal will not have an adverse impact on the character and appearance of the building or the area and in compliance with Policies B1 and B3 of the Unitary Development Plan (2006) and supporting Camden Planning Guidance (2006).

Recommendation: Grant conditional permission.