

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th February 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:	01/03/2010
		N/A / attached		Consultation Expiry Date:	05/02/10
Officer			Application Number(s)		
Rob Tulloch			2009/5650/P		
Application Address			Drawing Numbers		
Flat 24 23 William Road London NW1 3EU			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of a roof terrace at 6th floor level to residential flat (Class C3)					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	57	No. of responses	03	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>The original site notice incorrectly referred to Flat 23 instead of Flat 24. A new notice was displayed from 15/01/10.</p> <p>3 comments were received:</p> <p>Flat 19 concerned about the impact on their flat of the potential reduced view embedded by the roof terrace. Response: See amenity section</p> <p>Flat 9 concerned about the effect of the proposal on property prices and any changes to their service charge. Response: Not a planning matter.</p> <p>Flat 14 Requested further information Response: Emailed neighbour.</p>					
CAAC/Local groups* comments: *Please Specify	No responses received					

Site Description

The site is a modern, seven storey building on the south side of William Road, comprising a commercial unit on the ground floor and 50 flats above. It does not lie within a conservation area.

Relevant History

PS9804631 Redevelopment of the site by the erection of a six storey building with one light industrial unit (Class B1c) on the ground floor, with off street servicing provision and 46 flats (Class C3) on the upper floors, including 12 flats for social housing. Granted 31/03/00

PSX0104120 The erection of an additional set-back sixth floor to provide four residential units, as an amendment of planning permission ref: PS9804631 dated 31March 2000. Granted 11/02/03

2005/2785/P Retrospective application for the retention of the existing terrace and balustrade to existing flat (Flat 21). Granted 03/10/05

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Camden Planning Guidance 2006

Roofs and Terraces

Assessment

Permission was granted for an additional floor in 2003 to provide four flats. These flats were set back from the edge of the building to minimise their visual impact, resulting in large expenses of flat roof to the east and west. It is proposed to create a terrace on the western part of the flat roof for use by Flat 24. The terrace will comprise hardwood decking, glass and steel balustrading, and metal framed, sliding doors to provide access. The main considerations are the visual impact of the development and its effect on the amenity of adjoining occupiers.

Visual impact

The two north facing flats (Nos. 21 and 24) already have narrow terraces facing onto William Road. The terraces have hardwood decking with glass and metal balustrading which compliments the modern design of the building. They are set back approximately 1 metre from the building's northern edge, and due to the height of the building, they are not visible from the street below. Flat. 21 also has a terrace over the eastern part of the flat roof, similar to that which is proposed for Flat 24.

The proposed terrace would occupy the western part of the flat roof and would be set back approximately 1.5 metres from the William Road elevation and approximately 0.8 metres from the building's staggered western elevation. The western elevation faces onto the flank wall of 35-37 William Road, which itself is six storeys high. Therefore the proposed terrace would not be seen from the street.

As there would be limited visibility of the proposal from the street and as the proposal would utilise materials similar to the existing terrace treatments, it would not have an adverse effect on the townscape or character of the building by being visually intrusive or by being of an unsatisfactory design.

Neighbour amenity

As the proposal is set back from the edge of the building, it would not cause a loss of daylight, sunlight, outlook or a loss of privacy to any of the flats within the building.

To the west of the proposed terrace is a six storey office block, which at its closest would be approximately 5.5 metres from the proposed terrace. As there are no habitable rooms, and the use of a terrace can reasonably be assumed to take place outside office hours, the proposal is not considered to harm the amenity of the occupiers of this building.

To the south west of the application site are two and three storey residential properties. Due to their height and distance from the proposed terrace (at least 30 metres), and the height and setting back of the proposed terrace, the proposal is not considered to cause a loss of amenity to these properties. Camden's planning guidance recommends a minimum distance of 18 metres between adjacent habitable rooms.

To the south of the application site is six storey student accommodation, Schafer House. This is approximately 35 metres away, so the proposal is not considered to cause any loss of amenity to this building.

There is a primary school to the north of William Road, but due to the setting back of the proposed terrace and the existence of north facing windows and terraces, the proposal is not considered to create any new overlooking.

As such it is not considered that the proposal would result in an unreasonable amount of additional overlooking or loss of daylight/sunlight.

Recommendation: Grant planning permission