

Delegated Report		Analysis sheet		Expiry Date:		11/08/2009	
		N/A / attached		Consultation Expiry Date:		07/08/2009	
Officer				Application Number(s)			
Hannah Parker				2009/2306/P			
Application Address				Drawing Numbers			
Flat A 2 Pandora Road London NW6 1TT				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of works to the roof associated with the creation of a terrace at second floor level, to existing flats.							
Recommendation(s):		Refuse and Warning of Enforcement Action					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	03	No. of objections	03
				No. electronic	00		
Summary of consultation responses:		Objections were received raising the following points: <ul style="list-style-type: none"> • Loss of privacy towards 4 Pandora Road, 2 Pandora Road and 10 Holmdale • Overlooking into gardens at no.2 and 4 Pandora Road • Noise and Nuisance • Original roof should be reinstated 					
CAAC/Local groups comments:		No responses to date					

Site Description

The application site relates to a two storey plus attic floor end of terrace located on the corner of Pandora Road and Holmdale road.

Although the address of the property is 2 Pandora Road, the side elevation of the property extends along Homedale Road. It is from Homedale Road where the roof terrace is fully visible.

Relevant History

2007/3695/P Installation of new and replacement glazed doors to rear and side elevations of ground floor flat (Class C3). 18/09/2007.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 –Alterations and Additions

Camden's Planning Guidance

Assessment

Proposal: The retention of a roof terrace at second floor level. The roof terrace has brick walls to the rear and side elevation bordering Homedale Road and a steel balustrade to the elevation facing 4 Pandora Road. The roof terrace is approx 3.3 metres wide and extends the entire depth of the closet wing which is approximately 4.4m in length.

The application has been assessed against the policies contained in the Unitary Development Plan (2006), the advice contained in Camden Planning Guidance (2006), and all other material planning considerations. The principle considerations material to the determination of this application are summarised as follows:

- The impact of the host building
- The impact on neighbour amenities

Camden's guidance states that: *proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which fundamentally alter the roof form, such as the construction of mansard roofs.* The application falls into the latter category developments which fundamentally alter the roof form.

The creation of the roof terrace has involved the removal of the entire roof of the closet wing to create a large flat roof terrace. The terrace is sunken into the original roof space in order that the ridge on the elevation running along side Holmdale Road has not been raised. The roof has been built up directly from the roof eaves on the elevation facing no.4 Pandora Road using brick to match the existing and metal railings. The wall on the rear elevation has been built up so that it is level with the top of the existing parapet wall on the elevation facing Holmdale Road. The original pitch roof of the closet wing is no longer visible.

The creation of the roof terrace is considered to have an adverse affect on the skyline, the appearance of the building and the surrounding public realm.

Camden' s Guidance states *that roof alterations or additions are unlikely to be acceptable when*
(b) complete terraces or groups of buildings have a roofline that is largely unimpaired by alterations or extensions and;
(h) the building is designed as a complete composition where its architectural style would be undermined by any addition at roof level.

Although the main pitched roof has been altered by the introduction of dormer windows the roof of the closet wings remained largely unimpaired. The traditional row of terraces comprises of a two storey main section of

the house and a two-storey closet wing which extends into the garden area. This traditional style is evident along Pandora Road and surrounding roads including Narcissus Road, Solent Road and Sumatra Road. The introduction of the roof terrace interrupts the symmetry and the site lines from Holmdale Road impairing a largely unaltered roofline. This is further emphasised by the prominent position of the property.

The introduction of this roof terrace on the closet wing of 2 Pandora Road also undermines the architectural style of the property. As mentioned in the above paragraph this is a traditional style terrace. The loss of the traditional pitched closet wing has a detrimental impact on the character and appearance of the host building and the surrounding area. The changes to the closet wing on 2 Pandora Road have added additional bulk to the property. It appears to stand higher than its contemporaries. This is further emphasised by the position of Pandora Road, which lies on a gradual decreasing slope falling away from Holmdale Road.

The roof terrace has been constructed in a noticeably lighter coloured brick to the original building. This further emphasises the dominance of the addition.

Camden policy and Guidance acknowledges that terraces can provide valuable amenity space for flats that would have little or outdoor space. However, this terrace does not comply with policy and compromises the amenity of the adjoining property.

The roof extension by reason of its form, scale, bulk and detailed design is not considered an appropriate addition considering the prominent location of the dwelling on the corner of Holmdale Road and Pandora Road. The additional bulk added to create the roof terrace has considerably altered the form of the original building adversely impacting the host building and represents an incongruous feature.

The works are not considered compliant to policies B1 and B3 of the London Borough of Camden Unitary Development Plan or Camden's current planning guidance.

Amenity to surrounding occupiers

Due to the depth of the terrace and the height of the balustrade, there will be harmful views towards 4 Pandora Road over a limited distance. Of particular concern are the views into the dormer window at roof level and a window at first floor level, which are considered to be habitable rooms, which results in significant loss of privacy. There may also be views into the ground floor of 4 Pandora Road and into the ground floor flat at 2 Pandora Road.

The issue of overlooking towards 4 Pandora Road cannot be dealt with by condition in this instance. To overcome the overlooking issue a 1.7m obscured glass privacy screen would need to run along the side elevation which borders 4 Pandora Road. This privacy screen would add further bulk to an already unacceptable roof slope. Overlooking and loss of privacy will therefore constitute a reason for refusal.

There are also views towards other neighbouring properties. Due to the openness of the roof extension and the proximity to No.10 Holmdale Road oblique views towards No.10 Holmdale Road may result in some loss of privacy. No.10 Holmdale has two large windows on the side elevation and bay windows at first floor which are angled towards 2 Pandora Road. It should be noted that these windows have limited privacy at present. Nevertheless, this reinforces the concern about loss of privacy.

The properties on the opposite side of the street which include Ambassador Court and No. 11 Holmdale Road. At approximate distances of 17.5m and 20 plus metres respectively away from the roof terrace do not raise concerns in amenity terms.

CONCLUSION

The roof extension by reason of its form, scale, bulk and detailed design is not considered an appropriate addition considering the prominent location of the dwelling on the corner of Holmdale Road and Pandora Road. The additional bulk added to create the roof terrace has considerably altered the form of the original building, adversely impacting the host building and represents an incongruous feature. This is contrary to policies B1 (General design principles) and B3 (Additions and Alterations) of the London Borough of Camden Replacement Unitary Development Plan 2006.

The roof terrace by reason of position would cause harmful overlooking into the upper floors at no. 4 Pandora Road and to a lesser extent into the lower floors of no.4, to the ground floor flat at no.2 and into windows along

the side elevation at no. 10 Holmdale Road. This is contrary to policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006 accordingly refusal is recommended.

Recommendation: Refuse permission to retain the development and that the Head of Legal Services be instructed to issue an **Enforcement Notice** under Section 172 of the Town and Country Planning Act 1990 as amended, and officers be authorised in the event of non-compliance, to commence legal proceedings under Section 179 or other appropriate power and/or take direct action under Section 178 in order to secure the cessation of the breach of planning control.

The Notice shall allege the following breach of planning control: erection of a roof terrace on the rear wing.

The Notice shall require that within a period of 6 months of the Notice taking effect the roof terrace shall be removed and the roof restored to its original appearance, with matching slates to the main roof.

REASONS WHY THE COUNCIL CONSIDER IT EXPEDIENT TO ISSUE THE NOTICE.

The roof extension by reason of its form, scale, bulk and detailed design is not considered an appropriate addition considering its prominent location and represents an incongruous feature contrary to policies B1 General Design and B3 Addition and Alterations of the London Borough of Camden Unitary Development Plan 2006.

The roof terrace, by reason of its position and proximity to the neighbouring property, causes harmful overlooking into the upper floors at no. 4 Pandora Road. This is contrary to policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The roof extension been erected within the last four years and it is therefore not immune from enforcement action.

Recommendation Refuse Permission and Warning of Enforcement Action

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