

DISCLAIMER

Decision route to be decided by nominated members on Monday 16th November 2009. 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:	16/11/2009
		N/A / attached	Consultation Expiry Date:	21/10/2009
Officer			Application Number(s)	
Max Smith			2009/4356/P	
Application Address			Drawing Numbers	
187c Haverstock Hill London NW3 4QG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Creation of roof terrace including installation of balustrade on existing roof to top floor flat (Class C3).				
Recommendation:	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	Neighbours were consulted by letter and a site notice placed nearby. Letters of objection were received from the occupants of 189B and 189C Haverstock Hill raising the following points: 1. Roof terrace would be an eyesore. 2. Harm to conservation area. 3. Privacy of neighbours would be severely compromised. 4. Loss of light. 5. Noise disturbance from parties on the roof. 6. Loss of property value.					
CAAC/Local groups comments:	Belsize CAAC have no comment on the proposal.					

Site Description

Residential flats above retail units with in the Belsize Neighbourhood Centre. To the rear of the site, the flats look out onto an atrium which is shared with the adjoining property at 189 Haverstock Hill.

The property is in the Belsize Conservation Area but is not considered to be a positive contributor.

Relevant History

No relevant history.

Relevant policies

London Borough of Camden Replacement UDP 2006

B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

Belsize Conservation Area Statement

Assessment

Proposal

A terrace would be added to an existing area of flat roof of the flat at 187c Haverstock Hill, consisting of timber decking, planters and a steel balustrade. It would be accessed via an existing hatch and ladder from the flat beneath.

Revisions

The terrace has been set back 0.6m from the edge of the roof where it faces no. 189 Haverstock Hill. The revised dimensions of the terrace would be 3m by 4.1m.

Main Considerations

The impact of the proposal on the appearance of the conservation area and the potential harm to the amenities of neighbours are the main issues.

Visual Impact

The proposed decking, planting and balustrade would not be visible from the public realm, being concealed from street level view by the existing roof on all sides. Given also that the property is not considered to make a positive contribution to the conservation area, it is not considered that the installation of the terrace would harm the character or appearance of the conservation area.

Neighbourhood amenity

The terrace would allow direct views across the atrium to a window serving a communal hall at 189 Haverstock Hill, which is located on the floor below the prospective terrace. As this is not a habitable room, standards of privacy would be unaffected. There would also be views at an oblique angle towards a bedroom and a kitchen window in the flat at 189c Haverstock Hill. It is noted that these windows have limited privacy at present, since views are obtainable across the atrium from the kitchen and study of the application property over a distance of approximately 4m. On account of the limited privacy at present, the fact that views would only be obtainable at oblique angles, the raised level of the terrace relative to the affected windows and revised plan setting back the terrace 0.6m from the roof edge, it is not considered that the privacy no.189c would be significantly affected compared to the existing situation. The windows of no.189b are lower down the atrium and so would be even less affected.

The roof terrace would have an 'open' balustrade, which would not significantly affect light levels within the atrium. The slight raising of the roof level due to the installation of the decking is also not considered result in significant loss of light to neighbours.

The concerns of objectors regarding noise levels from the terrace are noted. However, the limited size of the structure would assist in limiting noise levels, which in any case would only relate to activities ancillary to the use of the flat and are also regulated under Environmental Health legislation.

The proposal is therefore considered to comply with Policy SD6 of the UDP.

With regard to the final objector's point not addressed above, loss of property value is not a material planning consideration.

Recommendation. Grant planning permission.