

DISCLAIMER

Decision route to be decided by nominated members on Monday 22nd June 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 N/A / attached	Expiry Date: 26/06/2009
			Consultation Expiry Date: 12/06/2009
Officer Max Smith		Application Number(s) 2009/2136/P	
Application Address 21 Fordwych Road London NW2 3TN		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Creation of rear roof terrace within pitched roof of projecting wing and French doors at second floor level to residential flat (Class C3).			
Recommendation(s):		Grant planning permission subject to conditions	
Application Type:		Full Planning Permission	

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	09	No. of responses	01	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Neighbours were consulted by letter. One response was received from the occupant of a flat below the site raising the following concerns.</p> <ol style="list-style-type: none"> 1. Loss of privacy and overlooking of rear garden. 2. Increased noise and disturbance from use of roof terrace. 3. Negative impact on appearance of building. 					
CAAC/Local groups* comments: <small>*Please Specify</small>	None received to date.					

Site Description

The application site is a 2nd floor flat in a four-storey semi-detached building located on the east side of Fordwych Road.

The property is not located in a conservation area.

Relevant History

Application site:

2008/2240/P: Erection of a side and rear dormer window and front conservation style roof light to the upper floor residential flat. Granted 19/06/2008, but not yet implemented.

Nearby property: Flat C, 28 Fordwych Road

2008/4690/P: Erection of inset terrace to existing pitched roof to rear extension including new French doors to existing flat at second floor level. Granted 01/12/2008.

Relevant policies

London Borough of Camden Replacement UDP 2006

S1/S2 Sustainable Development

SD6, Amenity for occupiers and neighbours

B1. General design principles.

B3. Alterations and extensions

Camden Planning Guidance 2006

Assessment

Proposal

A terrace would be created at 2nd floor level through the levelling of part of the pitched roof of the property's rear closet wing and the installation of a slate clad balustrade. The terrace would be accessed via a new set of French doors and a 1.8m translucent privacy screen would be installed along its edge.

Amended plans have been received reducing the width of the terrace by 0.5m. As revised, the terrace would be 2.5m wide and 3.4m deep.

Main Considerations

- Visual impact
- Neighbourhood Amenity

Visual Impact

The proposed terrace would not be visible from any public vantage and would be further screened by the remaining part of the roof of the closet wing. It is noted that a very similar proposal was recently approved on this street (ref: 2008/4690/P). Given also that the site is not in a conservation area, it is not considered that its installation would be so harmful as to warrant refusal of the application. The timber framed French doors and slate cladding are also appropriate materials which would match the appearance of the property.

The proposal therefore complies with policies B1 and B3 of the Camden Unitary Development Plan.

Neighbourhood Amenity

Privacy: There is some potential for loss of privacy from the terrace to the adjoining property at 23 Fordwych Road. The ridge between the two closet wings would be 1.5m high when measured from the floor of the proposed terrace whereas a height of 1.7m would be ideal to prevent any significant overlooking. However, the window that would be closest to the proposal on that property serves a stairway and privacy would be unlikely to be compromised by the terrace. A pair of windows on the far side of the rear elevation of no.23 are considered to be too distant to be significantly affected in terms of privacy.

The privacy screen would restrict views towards 19 Fordwych Road. There would be limited views from the end of the terrace into the garden of no.21 itself, partially obscured by the remaining part of the roof of the closet wing. However, this area is already well overlooked by an existing terrace serving a property on the 1st floor of the building. It is not considered therefore that the proposal would have a significant additional impact.

Loss of light and disturbance: The proposal would not adversely impact on the amenity of the adjacent properties with regard to loss of light or disturbance given the small scale and elevated position of the terrace. The reduction in the width of the terrace, which would bring the privacy screen further away from a 1st floor window on the host building, further assists in reducing its impact. It is therefore considered that the application would comply with policy SD6 of the UDP.

Recommendation: Grant Permission