

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		13/06/2007	
		N/A / attached		Consultation Expiry Date:		21/05/2007	
Officer				Application Number(s)			
Mary Samuel				2007/1418/P			
Application Address				Drawing Numbers			
Flat 2 203 Goldhurst Terrace London NW6 3ER				Site Location Plan; GH/01; 02; 03; 04; 05; 06			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Formation of a roof terrace over part of the roof of an approved rear extension, including change of a window into a door at first floor level and erection of a screen between this terrace and the adjoining property to the east.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:		<p>Objection is on grounds of loss of amenity through overlooking/loss of privacy to a habitable room and the patio at no. 205, the most private part of the garden.</p> <p><i><u>Response:</u> The whole of the garden including the patio, and the bedroom at ground floor level of no. 205, are fully visible from the first floor living room window of the flat to which this application relates. Other windows on the rear elevation at no. 205 will not be overlooked because of the distance and the acute angle of vision. However, a condition is proposed for a screen on the west side in addition to that proposed along the east side to eliminate any additional intrusion.</i></p>					
Local groups comments:		None received.					
Site Description							
Mid- terrace property on the south side of Goldhurst Terrace used as flats. Buildings on this side of the street are arranged in pairs, and have fairly deep ground floor rear extensions The proposal relates to the first floor flat. The site is within the Swiss Cottage conservation area.							

Relevant History

On 17/7/06 p.p. was granted for the erection of a 2-storey replacement rear extension at ground and lower ground floor level to enlarge the ground floor flat.

Relevant policies

RUDP: S1, S2, B1, B3, B7, SD6

CPG: Advice on roof terraces.

Assessment

The proposal involves the use of part of the roof of an approved rear extension for the flat below, as a roof terrace. The dimensions of the proposed terrace are 3.2m x 3.5m. The proposal also includes the replacement of a double sash window with French doors to provide access to that terrace and the erection of a 1.8m high screen between this and the adjoining property to the east (no. 201) to prevent overlooking into a habitable room.

Main issues: Impact on the appearance of the building and the character and appearance of the conservation area and impact on the amenity of neighbours.

Assessment: The proposed roof terrace will cover less than half the flat roof of the approved rear extension to provide a modest balcony. The visual impact of this will be small. The roof of the approved extension will be lower than the level of the first floor flat and there will be 3-4 steps going down. The railings around the proposed terrace will project above the parapet be less than 1m.

Roof terraces at that level have been approved in the past for nos. 175 (2001), 197 (1989), 205 (1984), and 235 (1990). A Certificate of Lawfulness was issued for a first floor roof terrace at no. 199 in 2005 and a roof terrace was allowed on appeal at no. 237 (1978). Therefore the precedent of roof terraces at that level is established. The proposed alterations, being at the rear of the building and within the above context, will not have an adverse impact on the character and appearance of the conservation area. On visual grounds therefore, the proposal is considered to be acceptable.

Amenity: Use of the flat roof as a terrace would give rise to overlooking directly into the window of a habitable room at no 201. To prevent this, the applicant is proposing a 1.8m high screen in sand blasted toughened glass with a metal frame surround between the two properties. Towards the west, windows at the same level at no. 205 are further away and will be viewed at an acute angle. Therefore, overlooking to these will not be an issue. Most of the patio of that property will be hidden from view from the terrace because it will be behind an intervening conservatory. However, the roof terrace will be directly opposite and about 12m away from a bedroom window in a rear ground floor extension at no. 205.

Although this window, as well as the entire garden and patio at no. 205, are in full view from the living room window of the flat at no. 203, to prevent any further intrusion a condition is recommended that a screen is also erected on the west side of the terrace. With that screen, the proposal is considered acceptable and in compliance with policy SD6 of the RUDP.

Approval is recommended

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