

Delegated Report		Analysis sheet		Expiry Date:		30/03/2007	
		N/A / attached		Consultation Expiry Date:		06/03/2007	
Officer				Application Number(s)			
Conor McDonagh				2006/5538/P			
Application Address				Drawing Numbers			
26 Murray Mews London NW1 9RJ				Letter dated 02/02/2007; Photo sheets x2; Site Location Plan; B72/EL1; EL2; EL3; EL4; NP2; NP4; NP5;			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Use of the flat roof area at the rear as a roof terrace with installation of metal balustrade to single family dwellinghouse (C3) plus retention of minor amendments to approved mansard roof extension (ref 2005/0904/P).							
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	07	No. of responses	01	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:	1 support from 28 Murray Mews.						
CAAC/Local groups* comments: *Please Specify	<u>Camden Square CAAC</u> No comment received.						

Site Description

The site is occupied by a mid terrace three storey, including mansard roof, single family dwelling on the south-eastern side of Murray Mews. The property has a 5 metre deep rear garden which backs onto the rear garden of 27 St Augustine's Road. This neighbour's direct facing rear elevation is sited 22 metres from the applicant's rear elevation. There are some examples of roof terraces in the immediate area, a first floor terrace at 28 and a third floor terrace at 30, albeit there is no record of planning consent for these terraces.

The property is with Camden Square Conservation Area but not listed.

Relevant History

18 Murray Mews

2004/2727/P Retention of roof terrace, repositioning of front railings as amended by letter dated 13 August 2004. **Approved** 18/08/2004.

16 Murray Mews

PE9900744 Variation of planning permission dated 10th August 1999 (Reg. No. PE9900248R1) For the erection of a mansard roof extension including a roof terrace; a single storey infill extension at the front and enclosure of a first floor rear balcony. **Approved** 02/11/1999.

40 Murray Mews

PEX0101045 The addition of a second floor extension including roof terraces to the front and rear, and the retention of a garage door with a glass block panel on the front elevation in connection with the conversion of the internal garage to a kitchen. **Approved** 21/10/2002.

2005/0904/P Construction of a mansard roof extension and a single-storey rear glazed extension. This application represents an amendment to the planning permission granted on 21/10/2003 (Ref:2003/1504/P). **Approved** 03/05/2005.

31324(R) The alteration and change of use of one of the existing private garages on the ground floor into a habitable room ancillary to the flat above. **Approved** 05/02/1981.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. 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.

Replacement Unitary Development Plan 2006

B1 – General design principles

B3 – Alterations and extensions

B7A – Conservation Areas, Character and Appearance

SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance Consultation Draft 2006

Camden Square Conservation Area Statement

Assessment

Overview

The applicant seeks to change a 3 metre wide and 1.3 metre deep area of flat roof at second floor level into a roof terrace. A 640 mm deep 1.14 metre high planter with grey metal sloping balustrade will enclose the terrace at the rear; the side is already enclosed by a 1.14 metre high wall. The existing full height casement window serving a landing will provide access to the terrace. Following a site visit, it became apparent that the approved mansard was not built in strict accordance with the plans, in that the flat roof area is larger. However, this has caused no harm in design or amenity terms and will be regularised within the description of development if this terrace is approved.

This application needs to be assessed in terms of amenity, design and the impact upon the character and appearance of the conservation area.

Design

In terms of design it is considered that the proposed terrace is acceptable. There have been numerous other roof alterations the rear of the terrace of properties in Murray Mews and this has resulted in a highly broken roofscape at the rear. Given all this development, it becomes apparent that the addition of this roof terrace cannot reasonably impact upon the character and appearance of the conservation area any further. Furthermore, given that the terrace is to be built at the rear, it will not be visible from the public realm and the visual amenities of the street scene remain unharmed.

The terrace itself is to be constructed from good robust quality materials, which will match the existing materials on the host building, and the design is also sympathetic to the rear elevation of the host building.

Amenity

Policy SD2 requires that terraces should not result in a loss of amenity to adjoining residential units. In this circumstance overlooking into gardens and habitable rooms of adjoining residential units is of particular relevance.

The proposed 640 mm deep planter/balustrade would leave a 450 mm narrow strip of terrace for users to stand upon and there is a deeper 1.6 metre long strip being 1.1 metres wide in front of the access onto the terrace. The terrace could therefore be considered small enough as to not cause any significant nuisance to neighbours. The only neighbour that would be overlooked by the people standing on the terrace is 28. This neighbour has a first floor bedroom window on its south elevation, however given the oblique angle coupled with this window being tall and thin, the propensity to directly overlook into this room is insignificant. This neighbour also has a rear first floor roof terrace that would be overlooked by the proposed terrace, however this is considered acceptable in this instance given that this existing terrace overlooks the applicant's rear garden and it would be unreasonable to refuse the terrace on grounds of overlooking. The proposed balustrade will not block any neighbouring light.

Conclusion

The proposed terrace is considered acceptable in design terms and will not harm the character and appearance of the conservation area, in terms of amenity the terrace will overlook a neighbouring terrace, however given the existing localised overlooking of gardens the terrace is acceptable.

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