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Our Ref: 2014/4700/PRE
Contact: Christopher Heather
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Date: 29 July 2014

Dear Emma Webster,

RE: 1 Radlett Place, London, NW8 6BT

This letter is the response to the pre-application enquiry at the above site. The development for which advice is sought is in two parts. Firstly, the installation of a sliding glass roof within the lower sunken courtyard. Secondly, the conversion of part of the second floor into a private terrace.

The response is given specifically in relation to the potential development at the site as suggested by your pre-application documentation submitted. Should your pre-application scheme be altered this advice may become redundant; and this advice may no-longer be considered relevant if adopted planning policies at national, regional or local level are changed or amended; other factors such as case-law and subsequent planning permissions may also affect this advice.

I undertook an unaccompanied site visit on 23 July 2014. Unfortunately, I was not able to access the site itself or Radlett Place, but was able to view the site from Primrose Hill. The scheme is shown on drawings (700)PA001 PL01, (700)PA003 PL02, (700)PA2031 PL01, (700)PA2032 PL01, (700)PA2033 PL01.

Planning policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that developments must be determined in accordance with the development plan unless material considerations indicate otherwise.

The documents which make up the development plan are the London Plan (2011) and the London Borough of Camden's Local Development Framework (LDF). There are a number of documents making up the LDF, but those primarily of concern in this instance are the Core Strategy (2011), and the Development Policies (2011). Other documents include the Camden Planning Guidance (CPG), which includes a number of individual documents.

Finally, the National Planning Policy Framework (NPPF), published in 2012, is an important consideration.

Planning history

The relevant planning history at the site is as follows:

June 2013: Planning permission (Ref: 2012/5781/P) granted for “Erection of building comprising ground and first floors with two storey basement for use as a single-family dwellinghouse (Class C3)”.

September 2013: Minor material amendment (Ref: 2013/4607/P) granted for “Minor material amendment of condition 2 (development to be constructed in accordance with the approved plans) and removal of condition 4 (submission of details relating to the glazed link) of planning permission 2012/5781/P dated 25/06/2013 (Erection of a building comprising ground and first floors with two storey basement for use as a single-family dwellinghouse), namely for the removal of the single storey glazed link between the main house and the staff accommodation and the single storey element to the family living area. Erection of security gates in place of the glazed link, along with alterations to the elevations including replacement of windows with doors and addition of windows at ground floor level, and amendments to the exact siting of louvres, and changes to internal layout. Removal of condition 4 (details of glazed link)”.

October 2013: Details approved for condition 3 (sample materials) of planning permission 2012/5781/P.

There have been other applications but they are not considered relevant given how long ago they were. If you want more details then please refer to the London Borough of Camden’s website (www.camden.gov.uk).

Site and surroundings

The site is a backland site at the rear of no. 34 Avenue Road accessed via a private road between nos. 34 & 36 Avenue Road. It was occupied by a very large L-shaped 2-storey single dwellinghouse but has now been demolished in accordance with the existing planning permissions. The site is bounded by Primrose Hill to the north-east, which is designated as Metropolitan Open Land and a Borough Site of Nature Conservation Importance. The site is within the Elsworthy Conservation Area, which is characterised by large detached dwelling houses or blocks of flats with substantial gardens, which contribute to the open landscaped appearance of the area. The surrounding area is diverse in terms of scale, style and architecture.

Evaluation

Installation of sliding glass roof within the lower ground floor sunken courtyard

The sliding glass roof would be inserted on top of the sunken courtyard to create a roof, so allowing the area to be used in all weathers. It is understood that there would be no increase in the level of excavation required, and it is important that this is the case so that the conclusions of the original basement impact assessment would still apply.

Policy CS14 of the Core Strategy and policies DP24 and DP24 of the Development Policies encourage high quality design. It is not expected that the roof would be visible from any vantage points given that it would be at ground floor level, and sit behind a balustrade. It is suggested that some consideration be given to the type of glass used and whether it can reduce the potential for light spillage. Otherwise it is not expected that there would be an impact on neighbouring properties, and assuming no additional excavation.

Conversion of part of the second floor green roof into a private terrace

This would involve the installing of a hardwood timber deck and a glass balustrade around the edge. Both would be inset from the boundaries of the roof.

The proposal would result in the loss of much of the green roof in this area. This is regrettable, especially as the amount of green roof was provided partly to offset the increase in the proportion of the site which would be built upon. Therefore, it is important to explore if it can be re-provided elsewhere. A potential option may be the roof above the garage area. It is appreciated that there are photovoltaic panels in this area but if it were possible for some of the areas around the panels to become a green roof then the net difference would be negligible, and possibly greater.

The issue to consider is visibility, and the impact on the property itself and the wider conservation area. It is noted that there is considerable tree cover which provides screening, but that this lessens in the winter months. From Primrose Hill it is not expected that the balustrade would be visible, and the decking certainly would not be. To the south west is 30 Avenue Road and to the south east is its rear garden. A combination of tree cover and the distance involved is such that it is *unlikely* to be visible, although I was not able to categorically confirm this due to not being able to access the site itself. To the North West there is likely to be some visibility from Radlett Place itself and 36 Avenue Road. It is noted that a glass balustrade is proposed, but it is suggested that a more traditional railing may be more appropriate to the overall design aesthetic.

The impact on the amenity of neighbours is a separate issue, and roof terraces can result in overlooking. The distances to habitable rooms at neighbouring properties are such that there is a possibility of overlooking: section 7 of CPG6 advises that a separation distance of 18m is required to ensure that this is not the case. The property at 30 Avenue Road appears to achieve this. The distances to 34 and 36 Avenue Road appear to be less than this, hence why the level of tree cover becomes important. If the terrace were to be totally or largely concealed behind trees then I consider the issue to be addressed. If not, then it may mean that the extent of the terrace has to be reduced or some form of screening is required, although it would be preferable to not have screening in an elevated position as it can affect the appearance of the building. I would welcome the opportunity to view the site to confirm the situation.

Conclusion

There is not an in principle objection to either element, the only uncertainty relates to how visible the roof terrace would be from neighbouring properties and whether any overlooking occurs. It is suggested that a site visit is required in order to resolve this one way or the other.

Procedures

Unfortunately, I consider that the changes proposed are too great to be considered as non-material amendments. If you decide to submit an application then I would consider that a minor material amendment would be possible. Please ensure that you submit all the required information in accordance with the validation checklist, details of which can be obtained from the council's website:

<http://camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application>.

In addition to the necessary forms, certificates, and drawings to fully illustrate what is proposed my view is that it would be advisable to submit a document detailing the

proposal and the issues raised. A deed of variation to the existing section 106 agreement would be required if the minor-material amendment procedure is followed.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Christopher Heather** on **020 7974 1344**.

Thank you for using Camden's pre-application advice service.

Yours sincerely

Christopher Heather
Senior Planning Officer
West Area Team