

Delegated Report		Analysis sheet		Expiry Date:	18/06/2014
		N/A		Consultation Expiry Date:	22/05/2014
Officer			Application Number(s)		
Obote Hope			2014/2894/P		
Application Address			Drawing Numbers		
Flat Second and Third Floor 26 Steeles Road London NW3 4RH			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
The installation of balustrade to the rear elevation of existing roof terrace, new staircase and glass balustrade for the provision and creation of an additional roof terrace, associated with existing top floor flat (class C3).					
Recommendation(s):		Refuse Planning Consent			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	15	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	Site notice displayed from 01/05/2014 until 22/05/2014 Press notice displayed from 01/05/2014 until 22/05/2014					
CAAC/Local groups* comments: <small>*Please Specify</small>	Eton CAAC raised the following Objection below: <ul style="list-style-type: none"> • “We feel very strongly that approval of these applications could set an unhappy and dangerous precedent for further roof extensions. The thought of roof terraces with deck chairs and parasols along these old conservation area roofscapes is appalling and completely unacceptable, and these applications should be refused”. • This is set unobtrusively into the rear slope of the mansard roof, providing outdoor space by way of a design highly appropriate for such houses in a conservation area. • the proposed (additional) terrace, by occupying the flat top of the roof is - contrary to the application's design statement • Despite its being set back, it would be a very noticeable and unwelcome presence to the residents of the top and upper floors of the houses opposite • it would be a very noticeable and unwelcome presence to the residents of the top and upper floors of the houses opposite • The drawings showing lines of visibility deal only with street level, and completely ignore the effect this proposal would have on those living across the road • And the glass guarding will not, as stated, resolve the problem of sound - not unless everybody using the terrace remains seated at all times • The sections, by being taken through the existing front dormer window, make the terrace appear more set back than is the case • Living on the upper floors of such houses as 26 Steeles Road means you look onto a roofscape that is quiet, unoccupied, and restful. Proposals such as this herald intrusion and an erosion of privacy for those who would look onto them. 					
Site Description						
The site comprises a three storey with basement and converted loft space, mid-terrace residential building containing flats two maisonettes and 1 self-contained flat. The building is located on the north side of Steeles Road, west of Haverstock Hill. The building is located in the Eton Conservation Area.						
The proposed site is noted as a building which makes a positive contribution to the conservation area. The proposed site is within a group of seven terraces that has a mixture of design of dormer windows to the front elevation.						
Relevant History						
G9/13/46/34573(R2) - Change of use and works of conversion to create 2 self-contained maisonettes and 1 self-contained flat including the erection of a 2 storey rear extension and the formation of a rear roof terrace. Granted on 15 th October 1982.						

Relevant policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013

CPG1 (Design)
CPG6 (Amenity)

Eton Conservation Area Statement 2002

National Planning Policy Framework 2012

Assessment

1.0 Proposal

1.1 Planning permission is sought for the installation of glass balustrade to the existing roof terrace on the rear elevation of the property as well as glazed screening, installation of a stairwell for the provision of an additional roof terrace on the existing flat roof.

1.2 The main issues for consideration are:

- 1) The design and impact of the development on the existing building and the character and appearance of the conservation area.
- 2) The impact of the development on the amenities of neighbouring occupiers.

2.0 Design and impact on the Eton Conservation Area

2.1 Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. The existing roofscape of Steeles Road is characterised by a variety of front and rear dormers set within the roofslope and mainly subordinate in size and location to the roof.

2.2 The proposed roof terrace is set towards the rear of the existing flat roof to reduce the impact on the existing elevation and to restrict the views of the proposed terrace from the principle elevation. However, there may be possible views from Haverstock Hill just opposite and up the hill from the Steeles Pub where there is a gap in the properties that line the street on the west side. Therefore, the proposal would be an unwelcomed addition to the host property. Furthermore, the proposed terrace would be visible from the properties to the rear elevation. Notwithstanding, the proposed balustrade. The principle of creating a roof terrace at this level fails to comply with these basic recommendations, as they do not compliment the existing elevations in terms of siting or materials.

2.3 The location of the proposed terrace is considered inappropriate. The addition of a visible structure above the existing built form is considered unacceptable in principle at this level. The building already has additional bulk added to the upper floors of the building in the form of the mansard roof extension and the roof terrace is proposed to sit above this element. The proposed screening would represent an incongruous addition to the host property, which would bear no relation to the existing roof form of neither the wider terrace nor the elevations below. Policy DP25 states that the council will require all developments to consider the character and proportions of existing buildings. In this case, the proposed screening would be prominent at the rear. The selected glass material would further exacerbate the visual impact of the screening to the detriment of the building as seen from the rear elevation.

2.4 When taken in context with other roof terraces, the proposed terrace measures approximately 3.9m in depth and 4.9m in width. Therefore, the roof terrace would not be considered as appropriately designed in terms of form and scale as well as the siting of the roof terrace above the built form.

Furthermore, the application lacks a proposed rear elevation to further assess the design. However, the proposed section plan indicates that a section of the roof would be removed and replaced by 0.6m screen and a stairwell would be installed approximately 3.1m in height within the existing roof space. This would have a visual impact to the detriment of the host building, the public and private views of the rear and side of the existing property.

- 2.5 It is acknowledged that the proposed front balustrade is set back from the front building line as such has limited views from street level. However, the proposed terrace would be visible from private views and the use of the roof as a seating area may result in clutter such as umbrellas, plants, etc. that would be highly visible from the private view and from a wider vantage points. The proposal therefore fails to preserve or enhance the character and appearance of the conservation area, as required by planning policy.

3.0 Impact on the amenity of surrounding residential occupiers

- 3.1 It is considered that the erection of a roof terrace would not be more intensive than existing views from windows on the lower levels and from the existing terrace, and as such are considered to be acceptable in this instance. And as such, there is no anticipated impact with direct overlooking into windows of habitable rooms. Therefore, the proposal is considered to not have any other harmful impact on the amenities of neighbouring occupiers and generally complies with the aims and objectives of Policy DP26 of the LDF.

4.0 Noise and Disturbance

- 4.1 The existing roof terrace is approximately 4.0m width and 1.3m in depth granted under application number G9/13/46/34573 and it is anticipated that the installation of an additional terrace at a higher level would lead to additional noise and disturbance to the neighbouring properties. The properties to the rear of the site except number 23 Steeles Road which has no roof terraces installed apart from the host building which has a permitted terrace to the rear at third floor level. As such, the introduction of a larger terrace in my opinion would result in the increased noise levels and general disturbance to the rear of the properties. Therefore, the proposed terrace is not considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

5.0 Recommendation

- 5.1 It is recommended that the application is refused.