

Delegated Report		Analysis sheet		Expiry Date:		07/10/2014	
		N/A / attached		Consultation Expiry Date:		25/09/2014	
Officer				Application Number(s)			
Katrine Dean				2014/5268/P			
Application Address				Drawing Numbers			
3E Kingsgate Road London NW6 4TD							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Creation of roof terrace on kitchen roof.							
Recommendation(s):		Grant subject to Conditions					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No response.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site relates to a four storey flatted building in Kilburn, within the Kilburn Neighbourhood Renewal Area. The works relate to the rear elevation of a flat on the third and fourth floors of the building. During the site visit it was noted that the flat to which the works relate backs onto garages and parking area at ground level and the rear of houses on Mazonod Avenue, which are located around 24m away.

Relevant History

None.

One development at 80 Kingsgate Road (2012/5735/P) involving the creation of a roof terrace was refused on the grounds of unacceptable levels of over-looking of the adjoining property, amongst other reasons.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy (2010 – 2025)

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

Development Policies (2010 – 2025)

DP24 (Securing high quality design)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance (CPG): 2013

1 – Design
6 – Amenity

Assessment

Proposal

This proposal seeks planning consent for the creation of a roof terrace above the kitchen roof of the property. The works comprise the formation of a balustrade around the terrace and the creation of an opening at second floor level, in order to provide access to the terrace.

Design

The proposed railings would constitute a minor alteration to the building, which being at the rear, would have little impact on its design. The formation of the opening at this level, to access the terrace is also acceptable.

Amenity

The rear garden ground and amenity spaces of dwellings on Mazenod Avenue are located far enough away from the application site, not to cause significant overlooking issues. Furthermore, the windows at either side of the proposed terrace belong to the flat to which the works relate and therefore no overlooking issues are expected here. As the terrace would have direct views of garages and parking areas, it is not considered that over-looking of private amenity spaces would be a valid reason for refusal. Although a roof terrace 2012/5735/P was refused recently at 80 Kingsgate Road, the physical attributes of this property are different and the balcony in the refused case would overlook the adjoining neighbouring properties' windows, which was considered to be unacceptable. Each case is assessment on its own individual merits and it is considered that the level of overlooking associated with the proposed roof terrace would be far less in this instance and would not justify a refusal.

Recommendation

Having had due regard to the above assessment, it is considered that this proposal complies with the relevant policies and guidance of the Council and should therefore be granted subject to conditions.