

**20 Albert Terrace Mews,
London,
NW1 7TA**



**Formation of a Roof Terrace,
including a low, lightweight roof access structure,
erection of privacy screens and softening planting.**

1. INTRODUCTION

1.1 This full planning application for a roof terrace (including low roof access structure and privacy screens) comprises a revised proposal following a pre-application consultation.

1.2 Following the pre-app, the following amendments have been made:

- **The design and height of the glazed roof access structure has been significantly reduced to lessen the visual impact of the proposal.**
- **3d views of the proposal have been included to demonstrate that the proposal is not readily visible from street level.**
- **Additional evidence of existing roof terraces in Albert Terrace Mews have been included to demonstrate that the proposal is in keeping with existing development in the vicinity.**
- **Planting has been included to soften the visual impact of the proposal where it can be seen, providing a similar detail to the roof terrace at no.17 Albert Terrace Mews.**

1.3 The proposed development comprises:

- Formation of a roof terrace.
- Erection of a low, lightweight glass roof access structure.
- Erection of opaque privacy screens to prevent overlooking.
- The inclusion of planting to soften the visual appearance of the development and to mimic the approach taken at no.17 Albert Terrace Mews, which has a similar roof terrace.

1.4 The property is within the Primrose Hill Conservation Area, although crucially, it is not listed as making a positive contribution to the Conservation Area – presumably as it is a modern building.

Fig.1 Proposed roof terrace plan.

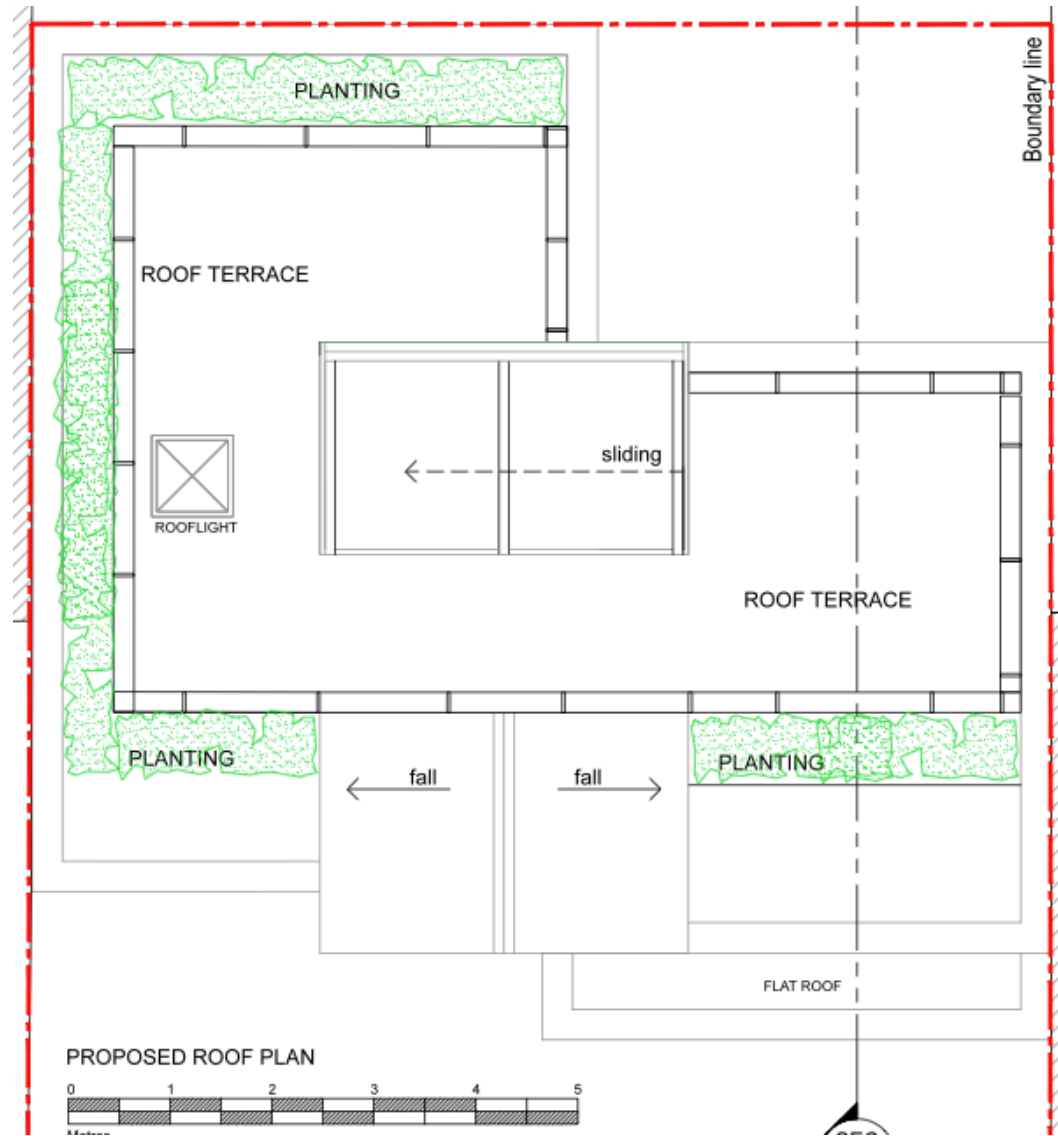
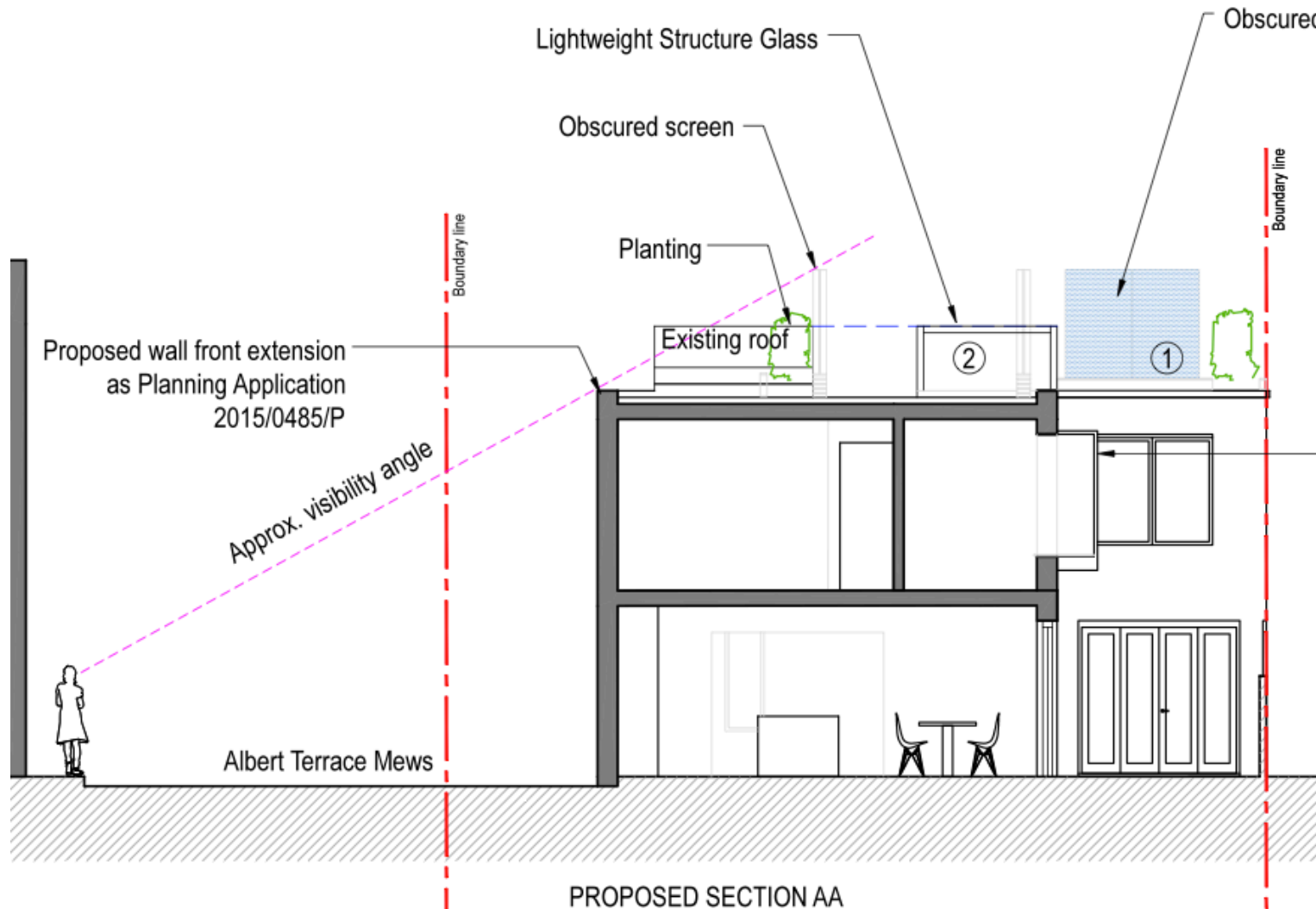


Fig.2 - Section showing proposed roof terrace, structures & planting.



- 1 Privacy screens preventing overlooking into the houses on Prince Albert Rd.
- 2 The low level access structure which cannot be seen beyond the screening of the proposed terrace.

2. PRINCIPLE OF THE ROOF TERRACE & IMPACT ON THE HOST PROPERTY AND CONSERVATION AREA

2.1 Camden Planning Guidance CPG1 (Design) (para.5.24) states that consideration should be given to the following criteria when assessing roof terrace proposals:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and
- the need to avoid creating climbing opportunities for burglars.

2.2 The proposed roof terrace complies with Camden's guidance for such development as set out in CPG1 for the following reasons:

- i **Detailed design** - The roof terrace has been designed to minimise the visual impact of the development. The glass access structure is not visible from outside of the site and, the use of planting will soften and almost entirely obscure the privacy screens (particularly on the front and side elevations).

The proposed glazed roof access structure (see Fig.3 below) is a lightweight, low-rise structure that will not be visible from outside of the site.

Fig.3 – Low lightweight structure for proposed roof access.



Also, the position of the terrace and privacy screens continues the staggered aspect of the principal façade and is therefore in keeping with the host building (see Fig.4 below).



Fig.4 – Indicative montage showing how the proposed terrace will compliment the staggered aspect of the existing building.

- ii **Use of setbacks** - The position of the roof terrace and associated structures (being set back from the elevations) also minimises the impact of the proposal on the existing elevations.
- iii **Careful choice of materials** - The proposed glass privacy screens represent a material that compliments the plain white render of the host building and the use of planting also works to create a green roof that creates a 'soft addition' to the existing building.
- iv **Use of screens to prevent overlooking** - The combination of the setback and the height and position of the privacy screens prevent overlooking to neighbours.
- v **Avoid climbing opportunities** – The design of the terrace is such that the roof will actually be less accessible to burglars than it is at present. The proposed privacy screens and planting will preclude climbing opportunities.

3. COMPLIMENTARY ADDITION TO THE EXISTING BUILDING

3.1 Camden Planning Guidance CPG1 (Design) (para 5.24) also states that *'the key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located'*.

3.2 The existing building has a plain and uncomplicated appearance and the use of white render for the elevations makes the building appear modern. For this reason, the use of planting and white obscured glass as privacy screens to form the roof terrace is considered to represent a complementary design concept for this property. The plainness of the privacy screens reflects the plainness of the elevations. **The planting will soften the impact of the privacy glazing giving the appearance of a green roof and making the formation of the roof terrace a soft addition to the building.** This will make a positive contribution to the appearance of the property and the conservation area.

Fig.5 - 3d image showing the complimentary nature of the proposed roof addition.



3.3 By reason of the proposed materials, extent of setback and lack of visible structures, the proposed roof terrace represents a soft addition to the existing elevations fronting Albert Terrace Mews and to the rear elevation fronting the gardens to the houses on Prince Albert Road.

3.4 The proposed development will create a green roof that will harmonize well with the white render of the main building and will certainly be a complimentary addition to the host building. The planting will be similar, though much less prominent to that used at no.17 Albert Terrace Mews – which also uses planting to soften the impact of the screening (see Fig.6 below).

Fig.6 – Image of existing roof terrace at no.17 Albert Terrace Mews showing the use of planting to soften the use of privacy screens in a similar way as proposed under this application.



4. IN KEEPING WITH THE AREA

4.1 The Council's pre-app response stated that *'the proposal would be out of keeping with the area and detract from the host property, the conservation area and the roofscape.'* However, this statement is wholly incorrect and fails to properly take into account the existing development within the mews as **there are several roof terraces in Albert Terrace Mews.**

4.2 Fig.7 & 8 below shows **4 existing roof terraces** in this part of Albert Terrace Mews and for this reason the proposal is actually in keeping with the nature of development in the immediate vicinity of the application site and the conservation area.

Fig.7 – 3d images showing the presence of existing roof terraces in Albert Terrace Mews in addition to the proposed roof terrace.





Fig.8 – 3d images showing the presence of existing roof terraces in Albert Terrace Mews in addition to the proposed roof terrace.

- 4.3** The proposed roof terrace is similar to the approved roof terrace at no.17 Albert Terrace Mews (shown left hand side of Figs.7&8), although it is set further back from the principal façade than that of no.17 and is therefore much less prominent than this significant precedent. Further, as No 17 is at the end of the mews, it is fully visible from Regents Park Road itself whereas the proposal for No.20 would be barely visible within the mews and not at all from the adjoining main roads of the conservation area.
- 4.4** Figs.7&8 above demonstrates how the proposed roof terrace is similar - though on a smaller scale with much reduced impact - to the approved roof terrace at no.17 and the other terraces. For this reason, the proposed development cannot be said to be out of keeping with the established pattern of development or the conservation area.
- 4.5** Fig.7&8 also shows the existing roof terraces at no.'s 2, 7 & 8 Albert Terrace Mews (shown on the right hand side of the models, opposite the application site) and these are both prominent roof terraces. Figs 8 & 9 below show photographs of these two significant precedents.

Fig.9 – Image showing the existing roof terrace at no.8 Albert Terrace Mews, opposite the application site.



Fig.10 – Image showing the existing roof terrace at no.7 Albert Terrace Mews, close to the application site.



Fig 11 – Image showing the view of the roof terrace at No2 Albert Terrace Mews.

4.6 It is clear from the photographic evidence in Figs 6,9,10 & 11 above (as well as their depiction in the 3d image in Figs.7 & 8) that roof terraces are a feature of the Mews and this part of the conservation area – the evidence for this could not be more clear or incontrovertible. Therefore, the proposed development is in keeping with the immediate area and the conservation area.

5. VISIBILITY

- 5.1 The Council's pre-app response stated that *'the proposed roof terrace would be visible when standing at ground level at Albert Terrace Mews. This would have negative implications for the elevation of the property and the rooflines in the area.'*
- 5.2 The Council's pre-application response also stated that the proposed roof terrace was not acceptable in principle *'as it would create a large structure on the roof that would detract from the skyline and architectural features of the subject property. This would have a negative impact on the appearance of the host building and the Conservation Area.'*
- 5.3 In response to these points raised at pre-application stage, several 3d images have been provided (see Figs 12-16 below) in order to demonstrate that the proposed roof terrace would not be readily visible from ground level in Albert Terrace Mews and, even where it is partially visible, it is much less prominent than other existing roof terraces in the mews.

Fig.12 – Section image showing the very limited visibility from directly opposite the application site.



Fig.13

**Maximum views of the proposed roof terrace as you walk from one end of the Mews to the other.
The proposed roof terrace will, mostly, be barely visible.**



Fig 14. - The proposed Roof Terrace can not be seen from either end of the Mews.

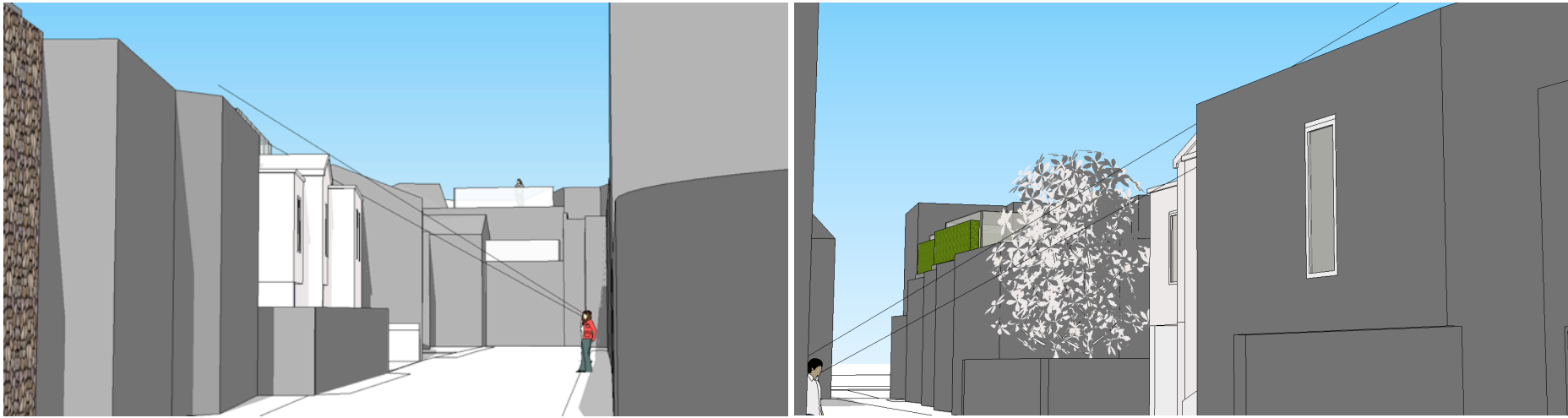


Fig.15 - The proposed Roof Terrace is most visible when viewed directly opposite the building.



Fig.16– Image showing the ‘front on’ view of the roof terrace from opposite the application site.



- 5.4** The images in Figs 12-16 above demonstrate that there will be limited visibility of the proposed roof terrace and that it is also a soft and sensitive addition to the host building and conservation area.
- 5.6** Finally, in considering the perceived visibility and prominence of the proposed roof terrace, this cannot be done without considering the examples of the existing (approved) roof terraces at no.17, 7 & 8 Albert Terrace Mews, all of which are far more prominent than the roof addition proposed under this application. The most prominent roof terraces at Nos 7 and 17 are also visible from Regents Park Road (See Figs 17 – 20 below).

Fig.17– Image showing the prominence of the existing roof terrace at no.17 Albert Terrace Mews.



Fig 18 – Image showing the view of the roof terrace at No17 from the (East) Regents Park Road entrance to the mews.



Fig 19 – Image showing the prominence of the roof terrace at No7



Fig 20 – Image showing the view of the roof terrace at No 7 from the (West) Regents Park Road entrance to the mews.



6. RESIDENTIAL AMENITY

- 6.1** The Council's pre-application response noted the potential of the roof terrace to impact on residential amenity in terms of loss of privacy and overlooking. The Council's response also noted that privacy screens were proposed to stop overlooking but it was not possible to fully assess the amenity impacts of the proposal as it would require an Officer to view the development from neighbouring properties – something that would presumably happen in the context of a formal planning application.
- 6.2** There will be no overlooking to neighbouring properties as the roof terrace areas are bounded by 2 metre high opaque privacy screens on all sides and for this reason the proposed roof terrace will not result in overlooking or loss of privacy to neighbouring occupiers.

7. CONCLUSIONS

- 7.1** The proposed roof terrace represents a sensitive and complimentary addition to the host property that will enhance the appearance of the property and in our opinion, the conservation area. The low level glazed roof access cannot be viewed beyond the property and in the few, restricted places where the roof terrace will be partially visible, the use of planting will give the impression of a green roof. Similarly, the opaque privacy screens are a suitable material to compliment the plain white render of the host building while preventing overlooking.
- 7.2** The proposed roof terrace is in keeping with the existing pattern of development in this part of the mews and the conservation area. There are several roof terraces in Albert Terrace Mews and each is more prominent than that proposed under this application. 2008/3425/P. No.6 Albert Terrace Mews had a roof terrace approved under planning ref: 8802523 and no.7 Albert Terrace Mews had a roof terrace granted under ref: PE9700448.
- 7.3** The position of the proposed roof terrace (set back from the principal façade) will result in a suitable addition to the property that does not dominate the roofscape and has less of an impact on the host property in this respect than existing roof terraces in the mews have on their respective host buildings.
- 7.4** The proposed roof terrace creates valuable amenity space for a property that is currently lacking in this regard. The provision of adequate private amenity space is something that is recognised as desirable by Camden's own guidance (CPG1).