

Delegated Report		Analysis sheet	Expiry Date:	08/09/2015
		N/A / attached	Consultation Expiry Date:	20/08/2015
Officer			Application Number(s)	
James Clark			2015/4022/P	
Application Address			Drawing Numbers	
59B Oseney Crescent London NW5 2BE			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Alterations to rear closet wing to include roof terrace with inset roof lights and French door replacing window, all at second floor level.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	1	No. of objections	1
			No. electronic	0		
Summary of consultation responses:	<p><u>57A Oseney Crescent</u></p> <p>I completely object to the project. The roof terrace would overlook my small yard, my kitchen window and my bedroom. The noise would be a potential problem and ruin my view, the rear terrace appearing as an eyesore.</p> <p><u>Officer comments</u></p> <p><i>The proposed terrace would result in harmful overlooking of neighbouring gardens and rear habitable rooms of adjacent properties. The proposed roof alteration would harm the character of the property and damage the symmetry with the neighbouring building that has an identical rear extension. The terrace would be likely to increase the noise in the location however it is not considered the additional noise would greatly harm the existing conditions considering the close proximity of rear gardens to the rear elevations.</i></p>					
Bartholomew CAAC	The Bartholomew CAAC were notified of the application but raised no comment					

Site Description

The site is a three storey residential terrace located within the Bartholomew Estate conservation area, categorised as a positive contributor. Flat B is a three bedroom maisonette located on the first and second floors of the terrace building.

Relevant History

Ref:18952 – 59 Oseney Crescent - The change of use to one, one-bedroom flat and one, three bedroom maisonette, including works of conversion – Approved, July 1974.

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy (2010)

CS1 (Distribution of Growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies (2010)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2015

CPG1 Design (Section 5)

CPG6 Amenity (Section 7)

Conservation Area Appraisal Statement

Bartholomew Estate Conservation Area Appraisal and Management Strategy adopted January 2001

Assessment

Proposal

Planning permission is sought to alter the rear closet wing to include a roof terrace of 15sqm, with inset roof lights, and insert a French door (for associated access), replacing an existing window, all at second floor level.

The main planning considerations are,

- Design and impact on the Conservation Area
- Neighbouring amenity

Design & Impact on the Conservation Area

Policies CS14 of the Core Strategy, DP24 and DP25 of the Development Policies states that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standards in terms of the character, siting, context, form and scale to the existing building and the general area.

The removal of the pitch roof above the two storey closet wing and creation of a terrace would alter the character and appearance of the closet wing. The retention of the gable end at the rear of the closet wing would hide the roof alteration from public views reducing harm to the exterior appearance. The railings and parapet wall would be visible from neighbouring properties but would on balance not detrimentally impact the buildings positive contribution to the conservation area.

Guidance in the Bartholomew Estate conservation area appraisal states that “roof terraces are not part of the established character of the conservation area”. The roof of the two storey closet wing extension is not the principal roof of the main property and therefore the alterations would not be considered as sensitive or prominent. The value of the conservation area is partly on account of the limited changes and development that has taken place within it. The development of such a terrace is not common but the sensitive design within the remnants of the closet wing pitch roof and retention of the gable end succeeds in reducing potential harm to the character of the host property. The terrace would represent a modest development that would not harm the setting of the conservation area.

The proposed alteration of the sash window to a French door, to access the roof terrace is only acceptable in this instance and purpose.

Impact on neighbouring amenity

Under planning guidance CPG 6 which focuses on amenity, all developments are required to have some regard for the amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

The formation of a second storey rear roof terrace projecting approximately 5.8m in depth beyond the rear building elevation would result in harmful overlooking and privacy concerns to neighbouring properties. The depth of the terrace would provide direct views into habitable rooms and overlooking privacy areas directly to the rear of the adjacent properties contrary to policy DP26.

Guidance in CPG1 states that the possible use of screens or planting can prevent overlooking of

habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook of the terrace. The proposed terrace has included planters on the terrace to be in accordance with the guidance in CPG1 and prevent overlooking however on balance the proposed planters would be insufficient to remove the harm caused to neighbouring amenity, contrary to DP26.

Conclusion

Planning permission is to be refused for the following reason:

- The creation of a terrace at rear second floor level, by reason of its location and proximity to neighbouring properties would cause harmful overlooking and result in a loss of privacy to the occupiers of 57 Oseney Crescent, contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Recommendation: Refuse Planning Permission