

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		15/09/2015	
		N/A		Consultation Expiry Date:		20/08/2015	
Officer				Application Number(s)			
Tessa Craig				2015/3426/P			
Application Address				Drawing Numbers			
15 Belsize Park Gardens London NW3 4JG				Design and Access Statement, 003.15_S01 Revision P1 and 003.15_201 Revision P2.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Extension of existing rear roof terrace and installation of new balustrade.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	67	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No objections have been received from neighbouring properties.					
CAAC/Local groups* comments: *Please Specify		Belsize Park CAAC has objected to the proposal stating the terrace encroaches to close to the roof edge contrary to Camden guidance.					

Site Description

The subject site is located on the south side of Belsize Park Gardens and comprises a three storey semi-detached property subdivided into flats. The subject flat is located in the upper floors of the property.

The site is within the Belsize conservation area, is not listed, but is noted as a positive contributor to the conservation area.

Relevant History

None relevant.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

Belsize Conservation Area Statement April 2003

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the enlargement of an existing rear roof terrace accessed from a dormer. The current terrace is 1.6m deep and 2.7m wide and inset within the roofslope. The depth would be increased to 2.5m to the edge of the eaves, with an additional 2.3sqm of terrace area added. The existing parapet edge of the roofslope to the terrace does not comply with building regulations as it is only 0.9m high but is required to be 1.1m high. The proposal would include new railings located above the eaves to meet the building regulations.
- 1.2 Revision- The terrace, originally extending to the hipped roof corner, was reduced in width to match the width of the dormer

2.0 Assessment

2.1 The main material planning considerations are considered to be:-

- i) the impact of the proposal on the character of the building and the area;
- ii) the impact of the proposal on the amenity of neighbouring properties.

Design

- 2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3 CPG1 Design guidance advises that terraces provided at roof level should be set back behind the slope of a pitched roof or behind a parapet on a flat roof. The dimensions of roof terraces should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property. When a terrace is provided within the slope of a pitch, the adjacent tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than a dormer opening. Hand rails should be invisible from the ground and the terrace should not result in overlooking of neighbouring properties. CPG also advises that roof alterations are not acceptable where complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions.
- 2.4 The Belsize Conservation Area Statement recommends railings be constructed from materials appropriate to the building and should not be prominent from the streetscene. Consideration will be given to overlooking and impact on long views.
- 2.5 At present the terrace complies with CPG advice as it is set within the roofslope behind a slated apron and matches the width of the dormer. The new terrace seeks to increase the available sitting out space and to comply with Building Regulations by having a higher balustrade. It is acknowledged that the extended terrace will not be CPG compliant as it will lose the masking roof edge and will provide projecting railings, all of which will make the terrace more prominent in the roofscape.
- 2.6 However it is considered that the principle and detail of the terrace is acceptable here. In this case, the roofscape has already been significantly altered by a variety of dormers and roof terraces including ones that extend to the roof edge. Officers have noted from aerial photos that, within this group of properties on the south side of Belsize Park Road, 40 properties have an altered rear roofslope in some way including rooflights, dormers and roof terraces; 27 of these properties include roof terraces with 21 appearing to extend out to the roof edge. The applicant's

submitted photos also show that, out of 10 semi-detached properties here, 6 already have terraces that extend out to the roof edge which do not comply with CPG advice (see attached photos). Therefore it is considered there is a significant number and established pattern of roof terraces that extend to the edge of the roof. Although most of the nearby examples are historic and predate current LDF policy and CPG guidance, it is considered the character of this roofscape has been changed and that the addition of the extended terrace at the subject site would not further significantly harm the character of this area and its roofscape and that it would not set an unwelcome precedent. The terrace would match the width of the dormer and would still appear as a subservient feature here. Furthermore, the railings would not be visible from the streetscene and the wrought iron railings would be sympathetic to the main property and match adjoining ones.

- 2.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. It is considered that, although there may be some harmful impact on the appearance of the property by having more prominent railings at roof level, this is outweighed by the benefits of having railings that comply with Building Regulations; it is furthermore considered that overall this scheme will not harm the character and appearance of this part of the conservation area as its rear roofscape has now been altered to such an extent that such exposed terraces are an established feature and thus the character of the area will be preserved.

Amenity

- 2.8 The extended roof terrace will not increase overlooking beyond the existing situation due to the sightlines involved. There would be no loss of light to neighbours. The proposal is considered acceptable in terms of amenity.

3.0 Recommendation

- 3.1 Grant planning permission.

DISCLAIMER

Decision route to be decided by nominated members on Monday 14th September 2015. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.