



Planning, Design and Access Statement

Erection of a roof terrace at Cedar Croft, Ainger Road, London NW3 3AU



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The statement is structured as follows:

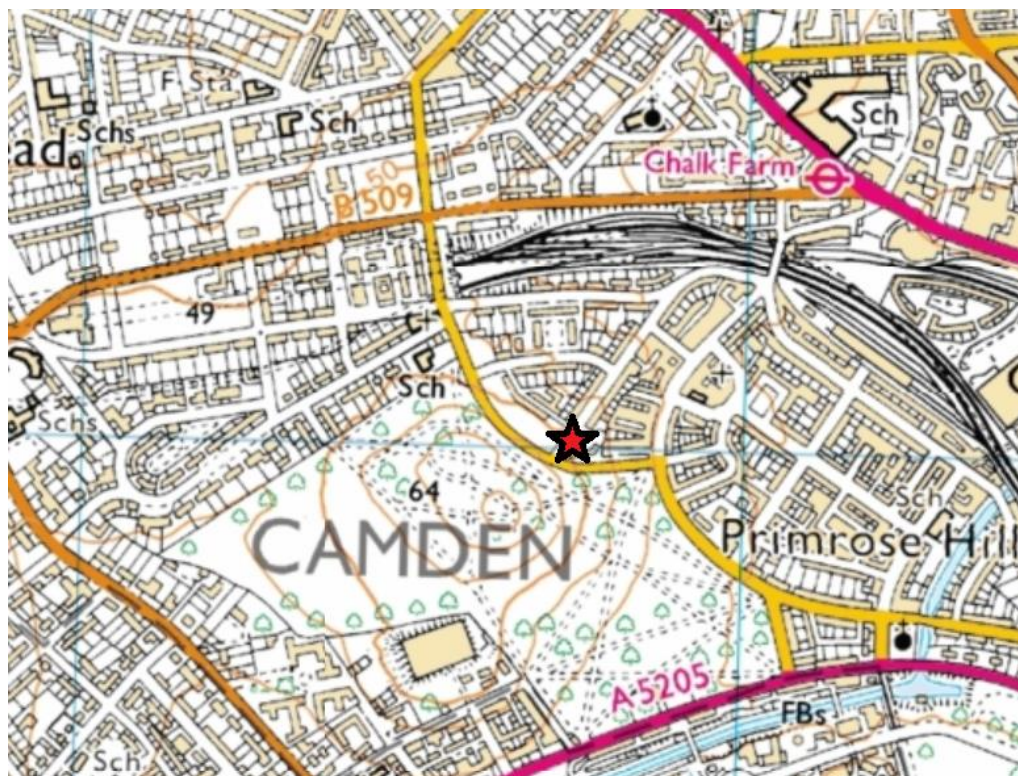
- 1.0 Introduction
- 2.0 Site description
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- 5.0 Planning Policy
- 6.0 Analysis
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1.0 INTRODUCTION

- 1.1 This statement has been prepared to support a householder application for retrospective planning permission for the erection of a roof terrace at the site known as Cedar Croft, Ainger Road, London, W3 3AU.
- 1.2 Camden Council carried out an enforcement investigation at the site in relation to works that had begun in relation to the erection of a roof terrace. As a result of this investigation, the applicant instructed GC PLANNING PARTNERSHIP LTD to carry out an assessment of the case and submit a householder planning application to remedy any breach.
- 1.3 The Statement explains the design thinking behind the application for planning permission. It includes a written description of the proposal, its setting, considers the planning history and planning policy, and provides a justification for the proposal. The Design and Access Statement has been produced in accordance with the Town and Country Planning (Development Management Procedure Order) 2015.

2.0 BACKGROUND AND SITE DESCRIPTION

- 2.1 The street known as Ainger Road is located within a well-established residential area of Primrose Hill. The site is a short walk from Chalk Farm underground station, London Zoo and central Camden.



OS Map showing the location of the application site

- 2.2 The application site is located at the southern end of Ainger Road on the east side of the highway. Although Ainger Road consists mostly of medium-sized Victorian terraced dwellings, the southern end of the street where the application site is found consists of a mixture of small and large blocks of flats and dwelling-houses built during the 1970's.
- 2.3 The site itself contains a family-sized terraced dwelling which forms part of a terrace of three two-storey dwelling-houses built in the 1970's. The application dwelling also adjoins a large block of residential flats known as Hill View. To the rear of the site is a block of garages.

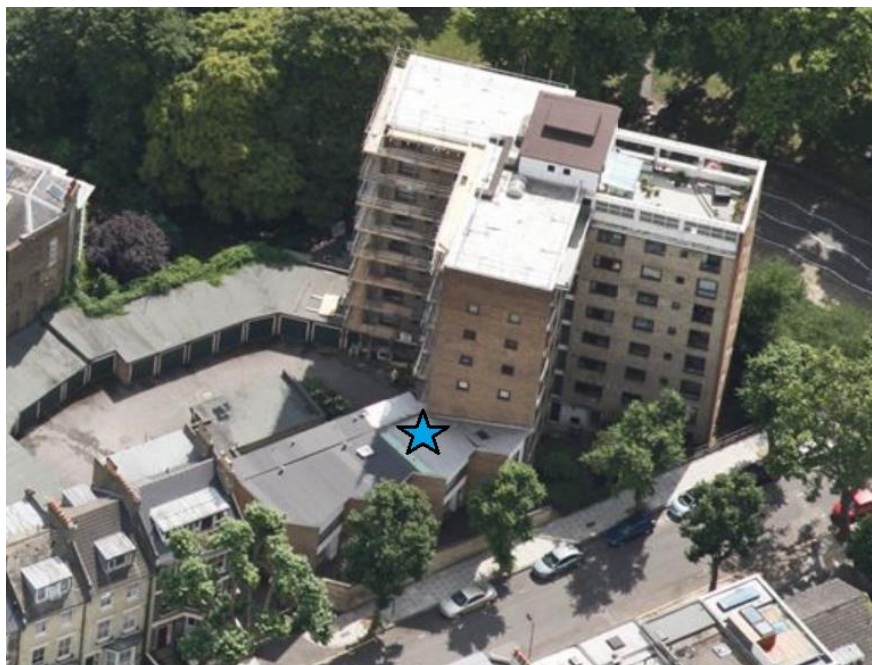
2.4 The site is not located in a Conservation Area; however it is fairly close to the western boundary of the Primrose Hill Conservation Area.

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to erect a roof terrace on the external flat roof area at the top of the dwelling above first floor level. The accompanying drawings show a detailed floor plan and elevations of the roof terrace and the aerial photo below shows its approximate location.

3.2 An additional internal staircase and skylight access door has been installed at first floor level to access the roof terrace area.

3.3 In terms of the proposal itself, works in relation to the installation of the decking/floor area have been completed. For the avoidance of doubt, no other further works have been carried out at the time of the submission of this planning application.



The blue star shows the approximate location of the roof terrace

4.0 PLANNING HISTORY

4.1 There is no planning history for the site.

5.0 PLANNING POLICY

National Planning Policy Framework

5.1 This document replaces previous Government Planning Policy Statements, and Guidance. It is a material consideration that should be given significant weight.

5.2 Paragraph 7 identifies three dimensions to sustainable development. These are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.3 Paragraph 9 states “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of biodiversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and

- Widening the choice of high quality homes.
- 5.4 Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development with Paragraph 197 stating that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 5.5 Paragraph 17 sets out core planning principles, these include achieving a good standard of amenity for existing and future occupants of land and buildings, promoting the vitality of main urban areas, encouraging effective use of land by reusing land that has been previously developed, managing patterns of growth by making the fullest possible use of public transport, walking and cycling. A definition of previously developed land is set out in Annex 2 as *“Land which is or was occupied by a permanent structure, including the curtilage of the developed land... This excludes: ...land in built up areas such as private residential gardens, parks, recreation grounds and allotments.”*
- 5.6 Paragraphs 56 to 68 address the requirement for good design. Paragraph 64 reiterates previous Government Policy that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. However, Paragraph 65 indicates that local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape.
- 5.7 Paragraph 196 confirms that the planning system is plan led and that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. One such material consideration is the NPPF.

The Development Plan

- 5.8 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise. The

development plan for the London Borough of Camden comprises the Camden Development Policies (2010) and the Core Strategy (2010).

Camden Development Policies (2010)

Policy DP22 – Promoting Sustainable Design and Construction

- 5.9 The Council will require development to incorporate sustainable design and construction measures which demonstrate how sustainable development principles have been incorporated into the design and proposed implementation.

Policy DP24 – Securing High Quality Design

- 5.10 The Council will require all developments, including alterations and extensions to existing building, to be of the highest standard of design and will expect developments to consider:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The quality of materials to be used;
- The provision of visually interesting frontages at street level;
- The appropriate location for building services equipment;
- Existing natural features, such as topography and trees;
- The provision of appropriate hard and soft landscaping including boundary treatments;
- The provision of appropriate amenity space; and
- Accessibility.

Policy DP26 – Managing the Impact of Development on Occupiers and Neighbours

- 5.11 The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors considered include:

- Visual privacy and overlooking;
- Overshadowing and outlook;
- Sunlight, daylight and artificial light levels;
- Odour, fumes and dust;

- Microclimate;
- The inclusion of appropriate attenuation measures.

Developments will also be required to provide:

- An acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- Facilities for the storage, recycling and disposal of waste;
- Facilities for bicycle storage; and
- Outdoor space for private or communal amenity space, wherever practical.

Camden Core Strategy (2010)

Policy CS5 – Managing the Impact of Growth and Development

5.12 The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- (a) Providing uses that meet the needs Camden's population and contribute to the borough's London-wide role;
- (b) Providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- (c) Providing sustainable buildings and spaces of the highest quality; and
- (d) Protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

- (e) Making sure that the impact of developments on their occupiers and neighbours is fully considered;
- (f) Seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristic of local areas and communities; and
- (g) Requiring mitigation measures where necessary.

Supplementary Planning Guidance

CPG1 - Design

- 5.13 This SPD provides detailed guidance and standards information in relation to residential extensions and alterations, and roofs, terraces and balconies.

CPG6 - Amenity

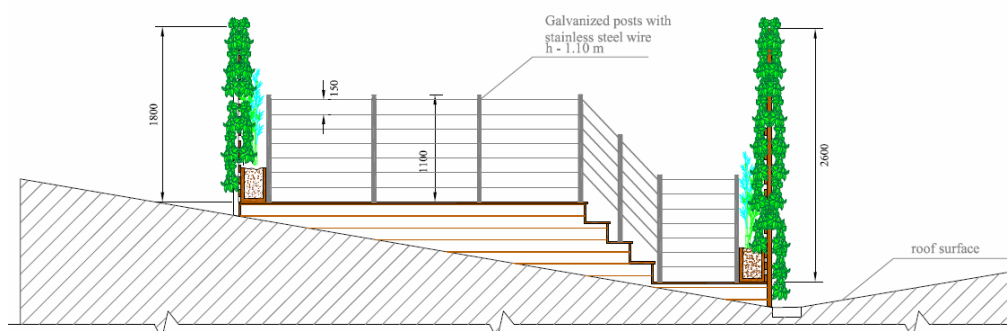
- 5.14 This SPD provides detailed guidance on matters relating to daylight and sunlight, as well as overlooking, privacy and outlook.

6.0 ANALYSIS

- 6.1 From an assessment of the site and a review of planning policies, there are three main issues raised by this proposal, first, the effect on the character and appearance of the area, secondly; the effect upon living conditions of future occupiers, and thirdly; the impact upon living conditions of neighbours.

Effect upon the character and appearance of the area

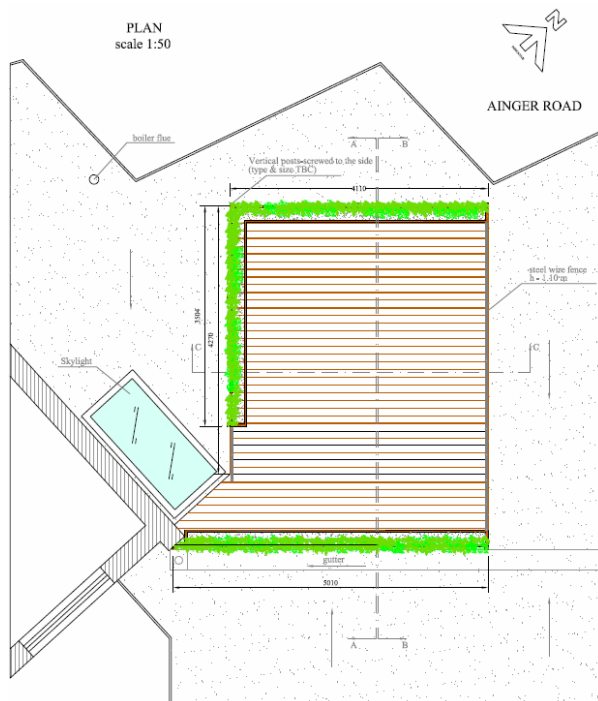
- 6.2 The size and scale of the roof terrace would be in keeping with the context of the site and the immediately surrounding area. The design of the proposal has been carefully considered and would promote the use of high quality materials. If the Council have any concerns or preferences in relation to the colour/finish of the railings and the decking area, this could be controlled by way of a suitably worded condition.



South-west facing elevational section of the roof terrace area

- 6.3 As can be seen in the elevational section above, the roof of the dwelling slopes downwards from the front elevation towards the rear elevation. At street level on Ainger Road on the eastern side of the highway are a number of large, mature trees in front of the application dwelling. By virtue of the direction of the downward sloping roof and the large size and position of the aforementioned trees, it is argued that the roof terrace cannot be seen from the streetscene or any public vantage points along Ainger Road. It may be possible to view the screening at the north-west end of the roof terrace from a limited number of vantage points along Ainger Road, however it is argued only part of the upper portion of the screening would be visible.

In any event, its impact upon the character and appearance of the street scene would be minimal and to the extent that it would not be materially harmed.



Floor plan of the roof terrace area

6.4 It is also proposed to install a planted green screen at the south-east end of the roof terrace. To the rear of the application there is a garage block and large area of mature and well-established landscaping and trees. It is argued that the position of this area of large trees and landscaping ensures that the rear of the dwelling and indeed the roof terrace are not visible from any public vantage points along Primrose Hill Road or St. George's Terrace. In this connection, it is argued that the proposal would not materially harm the character and appearance of the area or the character and appearance of the adjacent Primrose Hill conservation area.

Living conditions of future occupiers

6.5 It is of note that the application site contains a medium family-sized dwelling with three bedrooms. Although there is a small external area to the front of the dwelling shared by the terrace of dwellings where it is possible to sit and relax outside; nevertheless, the dwelling does not benefit from any form of private front or rear garden area whatsoever. In this connection, the proposed roof terrace would

provide around 21m² of private outdoor amenity space for the benefit of occupiers of the dwelling. This in turn would improve the quality and standard of the living accommodation of the dwelling.

- 6.6 The provision of private amenity space is encouraged in the Council's Supplementary Planning Document CPG1 and the London Plan.

Living Conditions of Neighbours

- 6.7 The proposal has been designed to ensure that the living conditions of neighbours would not be materially harmed. The planted green screen at the south-east end of the roof terrace would eliminate the prospect of any overlooking or loss of privacy from this portion of the roof terrace into any of the neighbouring windows in the adjoining block of flats and vice versa. It is of note that the sole purpose of this lower portion of the roof terrace is to provide access to the steps and the raised area of the main part roof terrace where any seating would be situated (see photograph on next page). In any event, the main area of the roof terrace is set back to the side of the adjoining block of flats away from and out of sight of the neighbouring windows. Only the planted green screen at the south-east end of the roof terrace would be visible from the neighbouring windows in the adjoining block of flats. In this connection, the outlook from, and daylight and sunlight entering the windows of these neighbouring flats would not be effected and the living conditions of occupiers would not be harmed.

- 6.8 The same can be said with regard to views from the north-west end of the roof terrace. The planted green screen together with the presence of the existing tree line would eliminate the prospect of any overlooking from the roof terrace area to street level (Ainger Road) or to any neighbouring properties situated on the opposite side of the highway.

- 6.9 There are a number of further windows in the adjoining block of flats facing the south-west side of the roof terrace. A further planted green screen is proposed on this side of the roof terrace to provide a buffer and reduce the effect of any overlooking from these neighbouring windows down to the roof terrace area.



View of steps and raised area of the roof terrace taken next to the access door

7.0 CONCLUSION

- 7.1 The roof terrace would be suitable in the context of the site and the surrounding area. It would not be harmful to the character and appearance of the area or the street scene. The roof terrace would provide outdoor private amenity space for the benefit of the occupiers of the dwelling.
- 7.2 The proposal would comply with the aims and objectives of policies DP22, DP24 and DP26 of the Camden Development Policies document, Policy CS5 of the Camden Core Strategy, the Council's Supplementary Planning Document CPG1 and the relevant paragraphs of the National Planning Policy Framework.