

Delegated Report		Analysis sheet	Expiry Date:	07/12/2015
		N/A	Consultation Expiry Date:	02/11/2015
Officer			Application Number(s)	
Tessa Craig			2015/5585/P	
Application Address			Drawing Numbers	
47 Burrard Road London NW6 1DA			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Creation of a rear roof terrace with associated roof level changes, planters and glass balustrades at second floor above closet wing.				
Recommendation(s):	Refuse Planning Permission			
Application Type:	Full Planning Permission			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				

Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	04	No. of objections	04
			No. electronic	04		
Summary of consultation responses:	<p>Objections have been received from four neighbours:</p> <p>41 Burrard Road:</p> <ul style="list-style-type: none"> • Precedent set; • Loss of privacy; <p>45 Burrard Road:</p> <ul style="list-style-type: none"> • Loss of privacy; • Out of character. <p>9 Ingham Road:</p> <ul style="list-style-type: none"> • Glass balustrades not sympathetic to Victorian property; <p>7 Ingham Road:</p> <ul style="list-style-type: none"> • UV light not being able to penetrate glass balustrade. 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The site comprises a mid-terrace Victorian, single family dwelling house located on the northwest side of Burrard Road. The building is not listed and is not located within a conservation area.

A rear dormer and rear extension is currently being built at the site. To the rear of the site is Ingham Road.

Relevant History

2014/4637/P- Erection of rear dormer window to roof. Granted, 16/09/2014.

2014/4930/P- Erection of an infill rear extension following demolition of existing conservatory, replacement window in first floor rear closet wing and 2no. rooflights to front loft elevation. Granted, 02/10/2014.

2014/7240/P- Alteration to window on rear elevation as approved under planning permission. 2014/4930/P dated 02/10/14. Granted, 21/11/2014.

2014/7732/P- Variation of Condition 3 (approved drawings) of planning permission 2014/4930/P dated 2nd October 2014 (erection of an infill rear extension), namely to insert floor to ceiling window at rear first floor level. Granted, 24/02/2015.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2015 consolidated with amendments since 2011

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 2015 and 2013

CPG1 (Design)
CPG6 (Amenity)

Assessment

1.0 Proposal

1.1 Planning permission is sought for the erection of a rear roof terrace on the second floor closet wing with a 1.1m high glass balustrade. The sloping roof will be levelled out to provide a flat surface for the terrace. The proposed roof terrace would be approximately 8.7sqm in size with access via a glazed sliding door from the existing rear roof dormer down onto the roof of the closet wing. An additional planter is also proposed on the roof in place of an approved rooflight.

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 host building;
- ii) the impact of the proposal on the amenity of neighbouring properties.

Design

2.2 The Council's design policies seek to achieve the highest standard of design in all developments. Policy DP24 states that development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

2.3 CPG1 Design guidance advises:

Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

Balconies and terraces should form an integral element in the design of elevations. 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. Consideration should therefore be given to the following:

- 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;
- habitable rooms or nearby gardens, without reducing daylight; and
- sunlight or outlook; and

- need to avoid creating climbing opportunities for burglars.

2.4 Whilst it is acknowledged that there are two roof terraces on the subject side of Burrard Road, a search of Council records reveals the most recent permission for a roof terrace on this side of the road was in 1992 (57 Burrard Road- 9200622) prior to the current LDF policies and CPG guidance and it is likely that any other terraces have been erected without planning permission or granted permission before 1992.

2.5 A number of roof terraces in Ingham Road at the rear of the property are also visible from the subject site. A search of Council records shows permissions granted at 7, 9, 13 and 15 Ingham Road prior to 2006 and the current policies and guidance.

2.6 It is considered that the glazed balustrade and planters would be an incongruous addition to the rear façade at high level which would add bulk and be harmful to the host building. Although the roof terrace would be at the rear of the property, it would be visible from the properties along Ingham Road to the west that faces toward the site. Overall, the design and additional bulk and clutter provided by the balustrades and another planter at high level are considered unacceptable and harmful to the rear elevation of the host building.

2.7 It is noted the applicant proposed revising the balustrades to metal railings (although revised drawings were not submitted) which would help to alleviate design concerns with the proposal; however there would remain amenity concerns which are considered below.

Amenity

2.8 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.9 CPG6 Amenity states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house."

2.10 It is considered that occupants of the subject property would be able to stand at the end of the proposed terrace and look back into the windows of the neighbouring property at 49 Burrard Road. Whilst this loss of privacy may be able to be overcome by the use of 1.7m high screening, this would be unacceptable in terms of design as it would add further bulk at a high level and clutter the rear elevation of the property; this additional bulk has already been considered unacceptable as discussed above.

3.0 Recommendation

3.1 It is recommended the planning application be refused for reasons of design and overlooking.