

Delegated Report		Analysis sheet		Expiry Date:		11/11/2015	
		N/A		Consultation Expiry Date:		11/11/2015	
Officer				Application Number(s)			
Tessa Craig				2015/5280/P			
Application Address				Drawing Numbers			
Flat 2, 101 Queen's Crescent London NW5 4EY				See decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a mansard roof extension with roof terrace above; a rear terrace and alterations to the rear elevation entailing replacement of first floor window with French doors and a balcony.							
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	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses were received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The subject site is located on the north-west side of Queen's Crescent. The property is a three storey mid-terrace brick property with lower ground level and an approved roof level extension (see history).

The site is not within a conservation area and nor is the building listed.

Relevant History

2015/3722/P- Flat 2, 101 Queen's Crescent- Mansard roof extension to mid-terraced house including: dormer window to front, terrace to rear and new balcony and French doors to replace first floor level rear window. Granted, 12/08/2015.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015 (consolidated with alterations since 2011)

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS14 (Promoting high quality places and conserving our heritage)

Camden 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 (updated 2013 and 2015)

CPG 1 Design

CPG6 Amenity

Assessment

1.0 Proposal

1.1 Planning permission is sought for a roof terrace atop of the approved mansard roof extension and a terrace in the rear elevation of the mansard. The roof terrace would include plantings in the front elevation and a stainless steel railing to a height of 1.1m. The approved velux window in the rear elevation would be slightly reduced in size and the sliding doors would be reduced in height. The roof terrace atop the proposed mansard would be approximately 18.5sqm.

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 and the streetscene;
- 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.

2.3 CPG1 Design guidance advises 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. A terrace will normally only be acceptable on the rear of the property. Hand rails should be invisible from the ground and the terrace should not result in overlooking of neighbouring properties. A terrace provided at roof level should be setback behind the slope of a pitched roof or behind the parapet of a flat roof.

2.4 Whilst the proposed roof terrace above the mansard would be setback behind planters in the front elevation and setback behind the raised chimney pots and party walls at the sides of the roof, the terrace would still be visible from views in front of the property and from St Thomas Gardens looking toward the rear of the site. The mansard roof is considered the termination point of the building and adding railings and plantings at this level would be out of character with the group of properties on this side of Queens Crescent and detrimental to the character of the property and the streetscene. Whilst there appears to be one example of a roof level terrace further to the south of Queens Crescent (beyond St Thomas Garden) there appears to be no planning history for this terrace and it is likely it was installed some time ago and without planning permission.

2.5 The proposed French doors and balcony at first floor in the rear elevation were previously granted permission under application 2015/3722/P.

Amenity

2.6 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.”

2.6 The proposal is not considered to result in any harm to amenity beyond that which was approved under the initial mansard roof extension. Whilst users of the roof terrace may generate some noise, it would be residential in nature and similar to if they were using the approved terrace (although more people could use the mansard level terrace as it would have a larger floor area).

3.0 Recommendation

3.1 The proposed roof terrace with associated plantings and railings above the approved mansard roof would by reason of its visual prominence be an incongruous addition to the roof and would harm the character and appearance of the host building, and the streetscene, contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies. Therefore, it is recommended planning permission be refused.