

Figure 3.3 A Proposed section

4.2 Planning Considerations

The proposal has been designed taking into account the above policies, guidance and feedback gained from previous applications. The proposal is considered to be acceptable for the following reasons:

1. The proposal has no effect on the amenities of neighbouring homes.
2. There are many examples of similar roof terraces within the mews and surrounding areas. Almost 50% of the Mews properties have roof terraces. All have been granted planning permission.
3. The proposed roof terrace can only be minimally seen from public areas. The character and materiality of the proposed terrace enclosure is in keeping with the surrounding roof scape and hence, preserves the character of the conservation area.

1. Amenities of neighbouring buildings

Visual Privacy & Overlooking

The enclosure of the terrace will be 1.8m high from the finish terrace level and ensures no overlooking issues to neighboring habitable rooms and gardens

Overshadowing, Outlook, Sunlight & Daylight

The proposed raised parapet level is minimal at 290mm, remains lower than the highest point of the pitched parapet at No 21 and will not cause any overshadowing issues.

The proposed terrace will be located within the West

section of the flat roof and set back from the parapet by 500mm at the rear and 1.4m from the front.

The houses within the mews are all at 2 storey high and as such the outlook from immediate neighbouring windows, no.10 or 9 will remain the same, looking to the front elevation of No.20 and will not be affected by the proposal.

There are two properties, which will potentially suffer from overshadowing caused by the proposed terrace; No 20 Prince Albert Road and No.9 Albert Terrace Mews.

The distance of the proposed terrace enclosure from No.20 Prince Albert Road will be approximately 13.5m and furthermore, the proposed terrace will be located towards North of No.20 Prince Albert Road and as such no overshadowing will occur to its garden and rear windows.

Fig 3.3 A shows the sectional relationship of the proposed terrace and No.9. A 45-degree line was drawn to show the extent of overshadowing caused by the proposed terrace and as can be seen, there will be no impairment of sunlight and daylight entering No. 9.

Noise

Given that there are so many roof terraces in the mews, most more exposed than the proposed here, it is considered that the level of noise will not be materially increased and the amenity of neighbours will not be harmed.

20 Albert Terrace Mews



Figure 3.3 B No 17 ATM terrace

2. Other roof terraces at high level within the mews and the surrounding area

Although the council has operated a 'no roof extensions' policy in this part of the Primrose Hill Conservation Area since 1971, a softer line has been applied to roof terraces. There have been a proliferation of roof terrace within the mews and its surroundings, all of them with planning permission. As a result, over time, their presence has become part of the established character of the area.

The following roof terraces have been granted planning permission in Albert Terrace Mews

No1 Granted permission in 1978. Very large and visible from the mews, also very exposed and close to the buildings of Albert Terrace and Prince Albert Road overlooking both. Has a full height access structure on the roof. Fig 3.4 A & B

No 2 Granted permission in 2002. Large and close to the buildings of Albert Terrace. Has a full height 2nd floor roof extension for access. Fully overlooking homes of Albert Terrace. Fig 3.4 B

No 5 Granted permission in 2008. Small but close to the buildings of Albert Terrace. Has a full height roof access within the pitched roof.

No 6 Granted permission in 1989. Very prominent from the mews and Regent Park Road. Small but close to the buildings of Albert Terrace. Has a full height roof access within the pitched roof. Fig 3.4 D

No 7 Granted permission in 1981. Large and visible from the mews, also very exposed and close to the buildings and Regents Park Road. Has a full height access structure on the roof. Fig 3.4 E

No 8 Granted permission in 1998. Large and visible from the mews, also very exposed and overlooking the buildings and Regents Park Road. Has a full height access structure on the roof. Fig 3.4 F

No 17 Granted permission in 2005. Large and visible from the mews, also much closer to the homes of Prince Albert Road than No 20. Has poor quality screens to prevent overlooking. Fig 3.4 H

No 18 Granted permission in 2007. Visible from and overlooking the homes of Prince Albert Rd Fig 3.4 G

In addition, roof terraces have been built on the properties in the vicinity:

No1 Albert Terrace Granted permission in 1970 has a terrace at the rear of the top mansard. Fig 3.4 J

No.2 Albert Terrace Granted permission in 1962 terrace over the rear extension Fig 3.4 J

No.5 Albert Terrace, terrace over the roof of side extension

No.17-22 Prince Albert Road is a group of listed buildings with small terraces that perch on the rear additions of the buildings.

No. 23 Prince Albert Road Granted permission in 2014 terraces sit on the roof of penthouses Fig 3.4 J

No. 47 Regents Park Road Granted Permission in 2009, the terrace sit on the roof of the side extension and can be clearly seen from Regents Park Road Fig 3.4 K



Figure 3.4 A No 1 ATM terrace



Figure 3.4 B No 1 & 2 ATM terraces

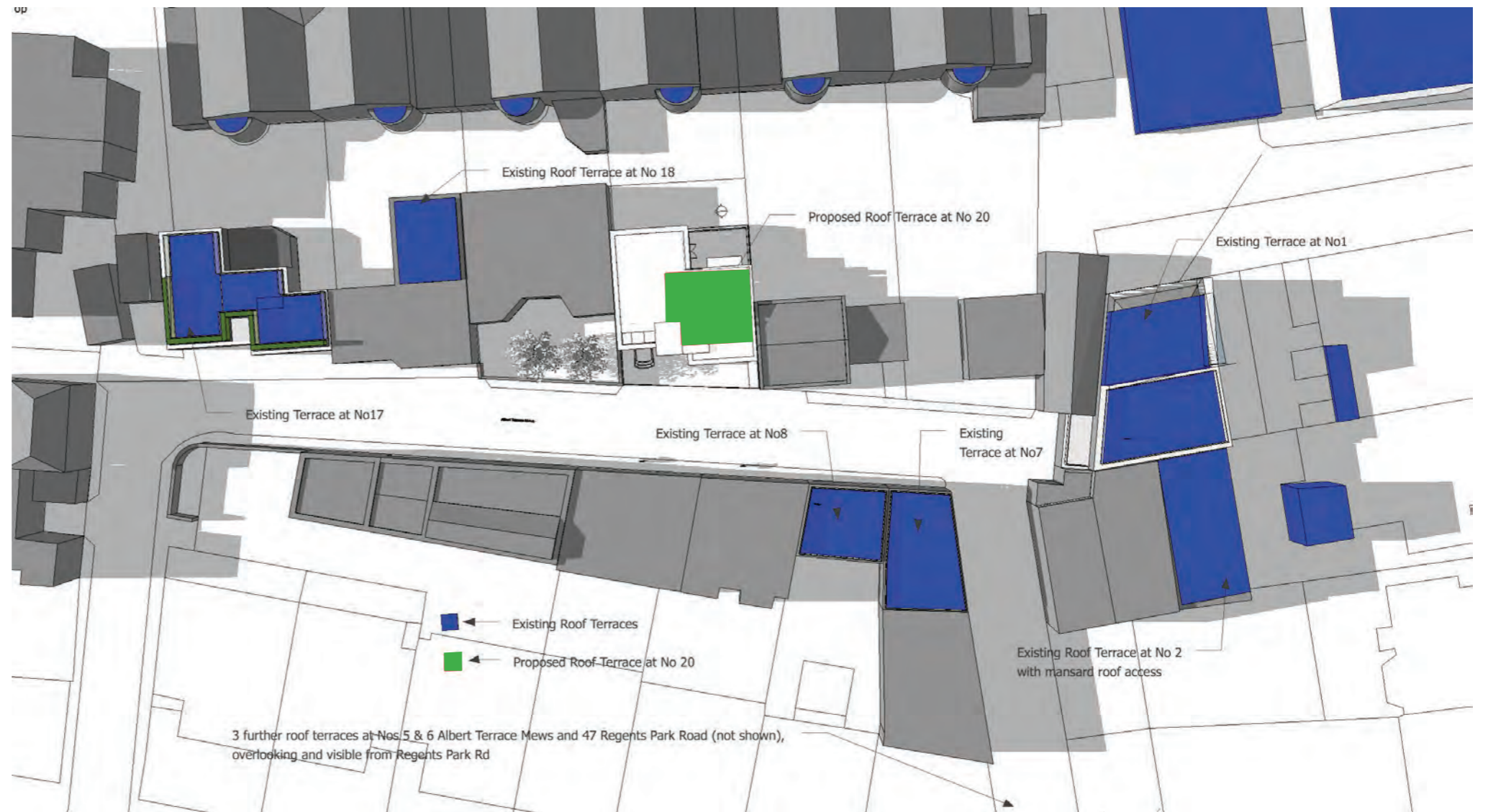


Figure 3.4 C Aerial map showing location of terraces



Figure 3.4 D No 6 ATM terrace



Figure 3.4 F No 8 ATM terrace



Figure 3.4 H No 17 ATM terrace



Figure 3.4 E No 7 ATM terrace



Figure 3.4 G No 18 ATM terrace



Figure 3.4 K No 47 Regents Park Road





Figure 3.4 J Aerial view of the mews from East

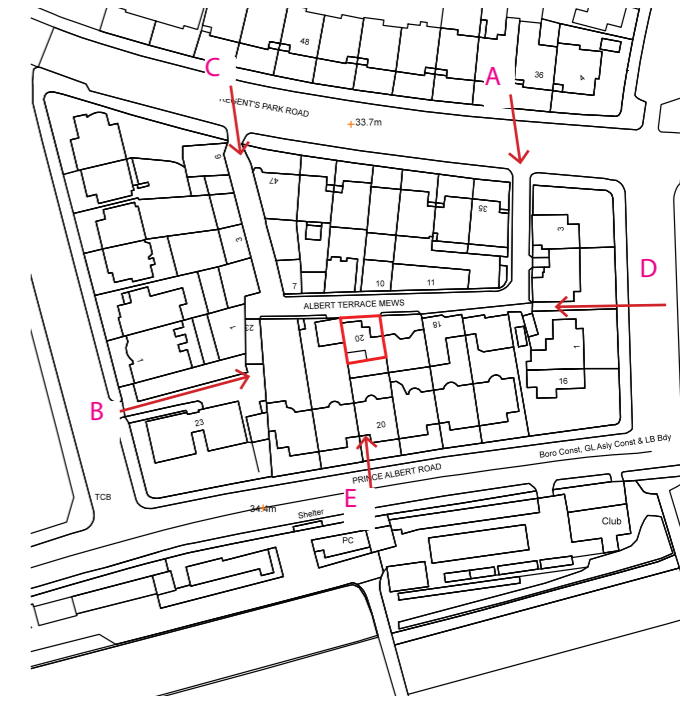
3. Public & private views



VIEW A



VIEW B



VIEW C



VIEW D



VIEW E

Figure 3.5 Proposed views from neighbouring streets

Public views

The proposals are not visible from the surrounding main roads as shown from figure 3.5



Due to the location of No.20, set in the middle of the Mews, the proposed terrace will not be visible from the significant views from Regents park Road looking into the mews as highlighted in the Primrose Hills Conservation Area Statement.

From within the mews itself, the proposal can be seen but only minimally from street level. Figure 3.6 shows that the proposal is not visible from the West side of the mews as the building line of No.20 is set back behind No.19.

Figure 3.7 to 3.9 shows the views of proposal from various street level views within the mews. The raised parapet is minimal at 290mm does not change the existing rooflines character of the mews as parapet levels of the houses vary.

The set back nature of the enclosure reduces the scale and size of the terrace when seen from street level. The artificial plants were used in other roof terrace within the mews and hence, is in keeping with the existing character of the area.

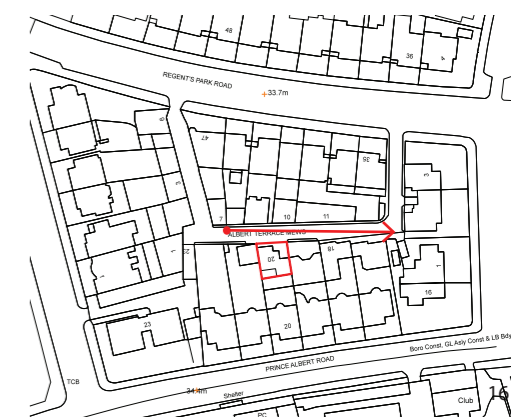


Figure 3.6 A Street view of 20 Albert Terrace Mews from the West as existing



Figure 3.6 B Street view of 20 Albert Terrace Mews from the West as permitted scheme 2015/0485/P

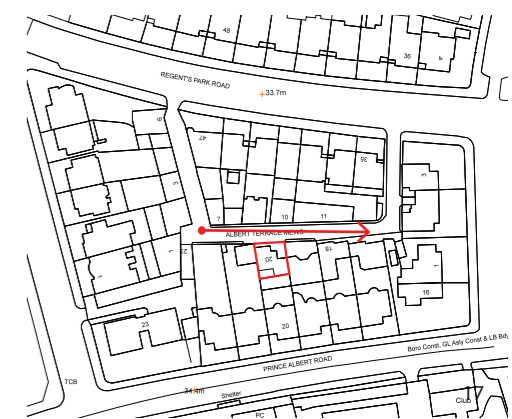




Figure3.6 C Street view of 20 Albert Terrace Mews from the West as proposed

