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ARCHITECT



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London Borough of Camden,  
2<sup>nd</sup> Floor  
5 Pancras Square  
c/o Town Hall,  
Judd Street  
London WC1H 9JE

19<sup>th</sup> May 2016

Dear Sirs,

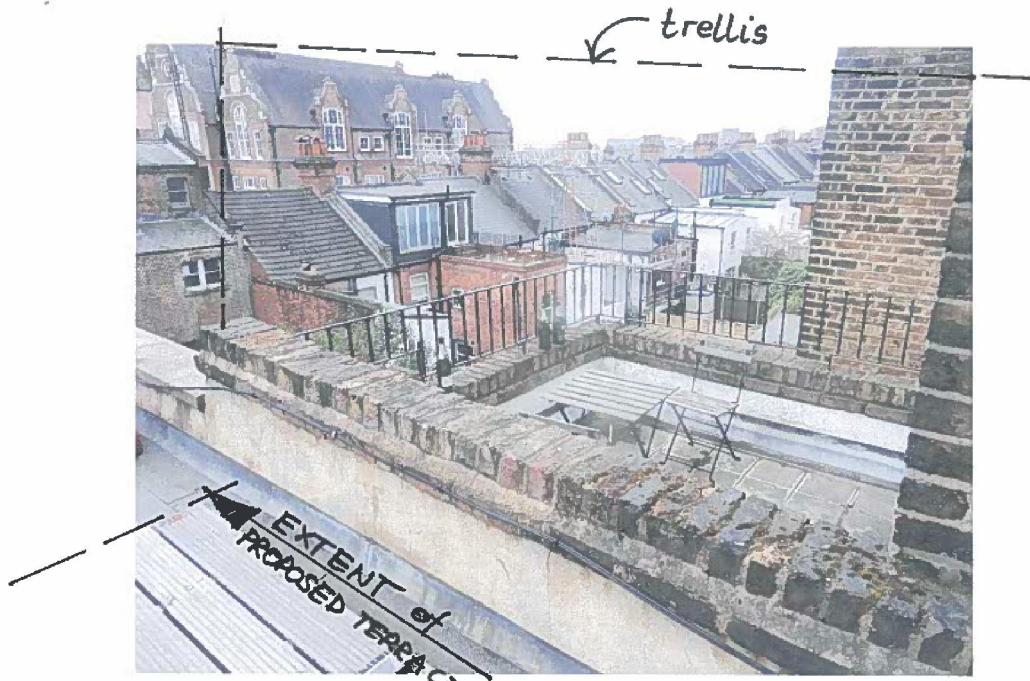
**Re: Proposed roof terrace for the top floor flat at 88 Mill Lane, London NW6 1NL**

I am writing as an agent appointed by my client, Mr. Gerald Barrett, the applicant and the owner of the above property. We are seeking planning consent for a proposal to create a roof terrace for the existing dwelling at the above address.

The proposed design includes enclosing a part of the existing flat roof with a metal balustrade in order to create an accessible roof terrace.

The proposed roof terrace aims to enhance the amenity of the existing property and to improve the occupants' living conditions. It offers valuable amenity space for this top floor maisonette, which otherwise would have no private exterior space. The orientation of the proposed roof terrace is South – South/West thus maximizing the benefit of the sunlight.

This new roof terrace will allow this top floor maisonette a minimal outside amenity space in this densely built environment, while not causing harm to amenity nor compromising privacy of neighbouring properties. The location and size of the proposed terrace has been carefully considered so as to minimize impact on them. The terrace is proposed to be set back off the rear of existing flat roof i.e. it does not cover the entire available roof space. Any possible overlooking into back gardens of properties located to the rear of the application site would therefore be severely restricted.



Any possible loss of privacy between the proposed roof terrace at No 88 and the existing one at No 86 Mill Lane would be mitigated by introducing a timber trellis screen along the full length of the party wall separating the two terraces.(see above photograph and drawing No 355-04). The existing brick buttress projecting over 1m from the rear wall already acts as a privacy screen. (see photograph below)





As the above photograph illustrates due to configuration of neighbouring properties any possible overlooking would be restricted from this small enclosure on top of the existing flat roof. Facing directly opposite is an almost windowless rear façade of Broomsleigh Hall housing West Hampstead Community Centre– (approx. 25 m away from the rear of No 88.)



Due to the configuration of layouts and heights of the properties along Broomsleigh Street the privacy of these properties would not be compromised. As the above photograph illustrates the horizontal and vertical angles of view restrict any direct overlooking.

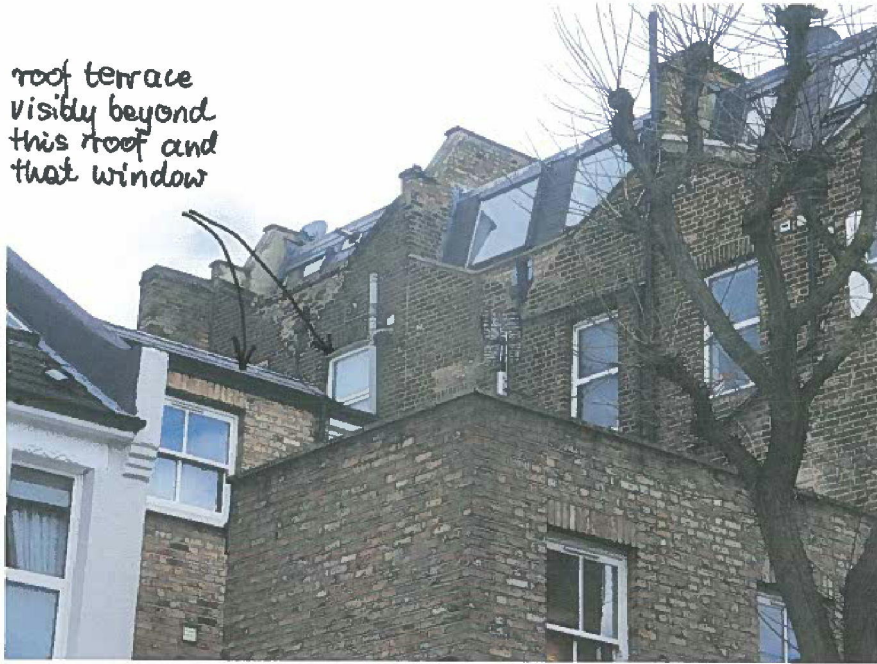


Similarly, due to the small depth of the proposed terrace, the horizontal view angle to the neighbouring properties at No 90 and 92 Mill Lane would restrict any possible direct overlooking. Incidentally the first complete window from the left seen on this photograph (with the white soil pipe directly below its cill) serves the stairwell window at No 90. The window just coming into view against the left hand vertical side of this photo serves the bedroom of the flat to which this application refers.

The design has been carefully considered to ensure that the amenity of the neighbouring properties are not sacrificed: the depth of the proposed terrace does not extend as far as the whole of existing roof terrace in order to keep any overlooking to minimum.

The balustrade would be 1100mm high metal railing with 100 mm spacing between 12mm diameter vertical rails. Such balustrade would be set away from the edges of the existing flat roof, thus no loss of light would result from the terrace and its balustrade.

roof terrace  
visibly beyond  
this roof and  
that window



The proposed terrace (and the balustrade) nor any other existing roof terrace at the rear of Mill Lane are visible from street level. This photo is of the rear of numbers 88 to 92 and is taken from Broomsleigh Street.

As for the impact on the rear elevation of No 88, i.e. as seen from the rear of that property, the proposed terrace would not be visible from any other point other than the flat roof itself. In general, the proposal does not have any significant effect on the existing rear elevation. It is however in keeping with the pattern of built environment within the neighbourhood and complements the street elevation of the rear of Mill Lane (No's 44 -92), especially as seen from the neighbouring properties.

As the next three photographs below illustrate, the established townscape within the block of streets of: Mill Lane, Broomsleigh Street, Dornfell Street and Ravenshaw Street is characterised by numerous roof terraces, especially at the rear of properties along the Mill Lane. This is not surprising, as they have the benefit of South and South/West orientation.

Also, please refer to the attached document No 355-05, where other existing roof terraces in the vicinity have been marked.



*arrows indicate existing roof terraces*

*arrows indicate existing roof terraces*



There are also some roof terraces at the rear of Dornfell Street and Ravenshaw Street, although not as numerous.

As the 'bird's eye view' of the block presented below illustrate and as well as our enclosed separate document (No 355-05) of a study of the existing pattern of roof terraces within that block of streets and the wider area - the punctuation of rear elevations with high level small terraces gives a distinct architectural style to that block.



The proposal has been adjusted to ensure compliance with Camden Council's planning policies and to ensure that the project engages and contributes with its local context.

We hope that you find this additional information helpful. However, if you have any queries, please do not hesitate to contact me.



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