



Design & Access Statement

34 Ingham Road, London, NW6 1DG

This is a Householder application for the erection of 1.1m high metal balustrade at roof level above an existing two-storey rear addition to create a roof terrace. Please find enclosed:

- Existing Floor plans, elevations and sections
- Proposed Floor plans, elevations and sections
- OS Plan
- Design & Access Statement
- Householder planning application form
- CIL application form
- £172 BACS Fee

1.0 RELEVANT PLANNING POLICY & GUIDANCE

- National Planning Policy Framework (2012)
- London Plan 2016
- 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
 - CPG1 Design (2013)
 - CPG6 Amenity (2011)

2.0 SITE DESCRIPTION

The application site is a mid-terrace single family dwelling property located on the southern side of Ingham Road. The property is set over three floors with a two storey rear addition. The site is not located within a conservation area.

3.0 PROPOSAL

Planning permission is sought for the erection of a 1.1m high black painted metal balustrade at roof level above the existing two-storey rear addition to create a roof terrace. The roof terrace will extend to the end of the rear addition and the terrace will be set in from the side roof slope.



4.0 PLANNING HISTORY

Application Number	Development Description	Decision
2015/7260/P	Erection of rear dormer roof extension and "pod" roof extension above part of two storey rear addition.	Granted
2014/5311/P	Proposed rear dormer to replace existing and rooflights to front roofslope.	Granted
2009/3915/P	Erection of a single storey side and rear extension to residential dwelling (Class C3)	Granted
2009/1968/P	Erection of a single storey rear extension to dwellinghouse.	Refused
33461	Change of use and works of conversion to provide two self-contained flats.	refusal

5.0 DESIGN

The roof terrace will allow the family to have outside amenity space where they would receive daylong sunlight. The terrace would be surrounded by a metal balustrade to a height of 1.1m. However, an obscured glass balustrade could be proposed if necessary so that the applicants would not be able to view over the balustrade and have a detrimental impact on the privacy of neighbouring properties. The design of the balustrade will meant that it would not result in the loss of daylight or sense of enclosure to surrounding properties. The balustrade would not be visible from the street so would have no detrimental impact upon the streetscene.

It is important to note that rear roof terraces form an established part of the character of the area. There are numerous examples of rear roof terraces along Ingham Road, in close proximity to the application site. These are listed below:

- 36 Inham Road – second floor rear roof terrace
- 9 Ingham Road – second floor rear roof terrace
- 18 Ingham Road – second floor rear roof terrace
- 15 Ingham Road – second floor rear roof terrace
- 2 Ingham Road – first floor rear roof terrace
- 10 Ingham Road – 2 x first floor rear roof terraces

The design of the proposed roof terrace, which would extend to the end of the rear addition, is identical to other roof terraces that have been approved across the Borough. Below is a list of second floor rear roof terraces that have been recently approved in Camden:

- [2016/2934/P](#) 88 Mill Lane
- [2016/1638/P](#) 1B Denning Road



- [2016/2936/P](#) Flat 5, 49 Maresfield Gardens
- [2016/1394/P](#) 26 Loveridge Road
- [2016/2023/P](#) Flat 3, 8 Mansfield Road
- [2016/0826/P](#) 31A Lamia House Chalton Street
- [2015/7112/P](#) 45 Lisburne Road
- [2014/5758/P](#) 24 Edis Street
- [2015/6224/P](#) 163 Brecknock Road
- [2015/1045/P](#) 11 Southampton Road

With regard to the approved roof terrace at 1B Denning Road, which was actually visible from the street, the Council concluded that;

“The creation of a 2nd floor roof terrace may impact on neighbouring properties. The new roof terrace may allow views into the garden below (to serve the flats in the same building) and the garden to the north (No. 44 Willoughby Road); however, any overlooking is unlikely to be significantly worse than the existing level of overlooking from the existing 2nd floor roof terrace on the other side of the rear elevation of the host building, which is considered to be acceptable. Some overlooking into the garden to the east (No. 5 Denning Road) may also occur, but views would be at an angle and given that this building has been extended at lower ground floor level, the overall impact is not considered to be so severe as to warrant a refusal of the application on this basis. Concern has also been raised about noise transfer. However, the newly created roof terrace would be relatively small (1 metre by 2.4 metres), which would limit the number of people able to access it at any one time, and it is not considered that the potential level of noise would be significantly worse than noise emanating from the existing 2nd floor roof terrace at the property, which is considered to be acceptable.

The approved roof terrace at No. 26 Loveridge Road is illustrated in the Appendix 1. It illustrates an approved terrace of almost identical size and design to that proposed as part of this application to demonstrate that the Council has considered roof terraces in identical locations and scale to be acceptable within the Borough.

6.0 AMENITY

Camden Planning Policy relating to roof terraces recognises that private outdoor amenity space can add significantly to resident’s quality of life and encourages applicants to explore all options for the provision of new private outdoor space including balconies and roof terraces, which it is noted can be especially important for families (Camden Development Policies document, para 24.23). Camden’s ‘Design’ SPD also includes a number of considerations, which are considered below:-

- Detailed design to reduce the impact on the existing elevation;
The terrace is small in size and metal railings have been proposed to ensure the visual impact is limited. The railings will appear lightweight and will allow light through which will ensure there is no impact in terms of overshadowing or reduction in sunlight daylight to existing neighbours.



- Careful choice of materials and colour to match the existing elevation;

The black painted railings will reflect the traditional style of building materials of the host property.

- Possible use of setbacks to minimise overlooking

The small size and location of the terrace would not allow for a setback. However, given the size and abundance of planting in the rear garden, there is considered to be minimal impacts in terms of overlooking.

- Not necessarily cover the entire available roof space;

Due to the small scale of the terrace it is not possible to reduce its size.

- Possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and

The use of an obscured glass balustrade could better prevent overlooking into adjacent gardens but the appearance is likely to be more apparent. The metal balustrade will aid in creating a more transparent terrace.

- Need to avoid creating climbing opportunities for burglars.

The height and location of the terrace is such that it will not create any greater opportunity for burglars than currently exists.

Residential amenity of neighbours would be preserved in accordance with policy DP26 – *Managing the impact of development on occupiers and neighbours* and Core Strategy policy CS5 – *Managing the impact of growth and development* given that the size of the terrace is so small and there is a wealth of planting within the rear gardens.

The extent to which overlooking would be possible would not be over and above that which is possible from existing second and third floor windows on the property. As such we consider the proposals would not have a detrimental impact on privacy, overlooking, sunlight and daylight to neighbouring properties.

The roof terrace is fairly small in size with few people being able to use it simultaneously so there would be little noise produced to impact surrounding properties.

7.0 Access

There is no alteration to vehicle or pedestrian access from the street.



APPENDIX 1

Approved plan relating to 26 Loveridge Road showing roof terrace of almost identical size to the application site and in the same location above the two storey rear addition – approved 09/06/2016 (ref. 2016/1394/P).

