

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/09/2016	
		N/A / attached		<b>Consultation Expiry Date:</b>		26/08/2016	
<b>Officer</b>				<b>Application Number(s)</b>			
Robert Lester				2016/3989/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1st Floor Flat 107 Bartholomew Road London NW5 2AR				248/16-PL- 01, 248/16-PL- 02, 248/16-PL- 03, 248/16-PL- 04 & 248/16-PL- 05.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Reinstate existing bricked up window as painted timber French doors with painted metal raining to provide an outside terrace/ amenity space.							
<b>Recommendation(s):</b>		Refuse permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>33</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
				No. electronic	<b>04</b>		
<b>Summary of consultation responses:</b>		<ul style="list-style-type: none"> <li>The side facing windows and terrace would prejudice the operation (as the residents may object regarding noise and disturbance on the terrace/first floor living space) and development potential of adjacent land (as the new windows/terrace prevent the development of the adjacent land).</li> </ul> <p><i>Case Officer Response: Refer to the following planning report for a response to these points.</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		No response received.					

## Site Description

The application is comprises an end-of-terrace Victorian dwelling which has been converted into flats. The building has an upper ground floor level accessed via a raised single storey side porch with steps up from street level. The building has other features typical of the period including a yellow London stock brick construction with white render sections, a butterfly roof set behind a parapet and timber sash windows. Three bricked up former window openings are visible on the side elevation.

The site is located on the northern end of the terrace at 99-107 on the eastern side of Bartholomew Road. The site is located adjacent to the railway cutting and triangular site containing a vehicle related use.

The site is located within the Bartholomew Estate Conservation Area and the building is identified in the Conservation Area Statement as making a positive contribution to the conservation area.

The site does not contain any statutory listed buildings.

## Relevant History

No Relevant Planning history

## Relevant policies

The National Planning Policy Framework (2012)

The London Plan (2016)

Camden Core Strategy 2010-2025

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010-2025

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden CPG 1 Design (Sections: 2 Design excellence, 3 Heritage, 4 Extensions, alterations and Conservatories and 5 Roofs, terraces and balconies)

Camden CPG 6 Amenity (Section 7 Overlooking, privacy and outlook).

Bartholomew Estate Conservation Area Statement

## Assessment

This application proposes a roof terrace on the roof of the single storey side porch with black painted metal railings and the reinstatement of an existing bricked up opening with painted timber French doors at first floor level to provide access.

### Design & Amenity Assessment

Policy DP24 requires development to have the highest standard of design, considering the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions

of the existing building. Policy DP25 requires new development to preserve and enhance the character of the conservation area.

The single storey side porch at this property is a traditional architectural element of this building and has a roofline which is unimpaired by alterations or extensions. The application site and terrace as a whole are identified as contributing positively to the character of the conservation area in the Bartholomew Estate Conservation Area Statement. The existing terrace is therefore a good example of a Victorian-terrace within the conservation area.

Although some of the properties on the terrace at no's 89-107 Bartholomew Road, have metal railings in front of the first floor windows (no's 89, 93 & 95) as an architectural detail. This group of properties does not contain external roof terraces to the front or side. Terraces are therefore not an established form of alteration to this terrace. As stated in the Conservation Area Statement, roof terraces are not a part of the character of the conservation area and the creation of high level balconies, where they will be visually intrusive will be resisted.

The development would be constructed using traditional materials including black painted metal railings and timber French doors therefore it is noted that consideration has been given to the choice of materials. However, this is not considered to be sufficient to overcome the more fundamental design issues discussed above.

The proposed roof terrace by reason of its siting on the roof of the single storey side porch and its design would be a visually intrusive, cluttering and incongruous feature which would fail to complement the harmonious Victorian terrace on which it is located. As such the development would fail to constitute a high standard of design which respects its local context and character and would fail to preserve and enhance the conservation area, all contrary to policies CS14, DP24, DP25, CPG1 and The Bartholomew Estate Conservation Area Statement.

Given the siting of the development in relation to neighbouring properties, the proposal would not result in any overlooking of neighbouring properties in accordance with policy DP26.

#### Other Issues

Objections have been received from the neighbouring commercial use that the proposed terrace may prejudice their operation and development potential.

This has been considered and the new terrace could give rise to increased complaints regarding noise and disturbance related to the adjacent use. However, the adjacent vehicle use is an existing use and the terrace is an external amenity space, therefore this issue is not considered to have sufficient weight to result in additional refusal reasons on this application.

The side door and terrace would not necessarily prejudice the development potential of adjacent land as the first floor living space has secondary windows to provide light and the adjacent land is to the north where any development would be less likely to result in overshadowing.

#### Conclusion

It is considered that the proposed roof terrace by reason of its siting on the roof of the single storey side porch and its design would be a visually intrusive, cluttering and incongruous feature which would fail to complement the harmonious Victorian terrace on which it is located. As such the development would fail to constitute a high standard of design which respects its local context and character and would fail to preserve and enhance the conservation area, all contrary to policies CS14, DP24, DP25, CPG1 and The Bartholomew Estate Conservation Area Statement.