

Full Statement of Case

18B Iverson Road
LONDON NW6 2HE

Application Ref: 2016/2562/P

Decision date: 15 September 2016

Our planning application for a rear dormer and use of an existing flat roof as a roof terrace, was refused planning permission for the following two reasons.

Reason(s) for Refusal

1 The proposed roof alteration, screen and railing, by reason of their design, position and location, would appear as an incongruous form of development in a roofscape largely unimpaired by such alterations and would therefore result in harm to the character and appearance of the building, the terrace of which it forms a part and the surrounding area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies and the Fortune Green & West Hampstead Neighbourhood Plan.

2 The proposed development, by reason of its location and proximity to neighbouring properties would result in a detrimental loss of privacy to the upper level windows at nos 16 and 20 Iverson Road, contrary to policy CS5 (Managing the impact of growth and development) the London Borough of Camden Local Development Framework Core Strategy; and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Our reasons for appealing the decision to refuse permission are as follows;

Although the proposed dormer access to the proposed roof terrace would undoubtedly alter the roof scape of the immediate terrace of houses it is impossible to determine whether this will cause harm to the character and appearance of the building. The rear view of the building is heavily disguised by the raised railway line. It cannot be viewed from any public land and is therefore impossible confirm what the appearance of the terrace is.

Our proposal is for a small dormer that is subordinate to the existing roof slope. It is also located well below the existing ridge line of the roof.

Following discussions with the planning officer after her site visit of 6 June 2016 we were advised to set back the glass balustrading from the edge of the flat roof on the East and South boundaries. This was to mitigate the effects in regards to overlooking/amenity for adjoining occupiers and to accord with CPG1.

To the West boundary the glazed balustrade is proposed to be 1800mm high and in an opaque privacy glass to prevent overlooking. It is important to note that No 20 Iverson Road has no windows on the East facing elevation and therefore there will be no loss of amenity to this neighbour.

The proposal is for the additional amenity of outside space to a large flat which has no current access to any private outside space. This is a significant enhancement and improvement to a dwelling in this part of Central London.

The planning officer, with whom we had excellent communication with during the planning process, did recommend the application for approval and we feel that with this and the points made above, we have good reason for appealing the decision.

We include below photographs of the rear of the property and neighbouring properties. We also wish to include the following enclosures

Drawings, 01.01; 01.02; 01.03; P2 01.01; P2 01.02; P2 01.03; P2 01.01 A; P2 01.02 A; P2 01.03 A



View of the rear of 18 Iverson Road



View of the rear of 20 Iverson Road



View of the rear of 16 Iverson Road



View from 18 Iverson Road towards the railway line at the rear