

Summary in support of roof extensions at 2 and 4 Charlton Kings Road NW5

January 2017

Planning policy arguments in support of roof extensions for these 2 properties are as follows:

- This is not a conservation area and the houses are not listed.
- There is therefore no local policy guidance to say roof extensions are unacceptable in this instance.
- There are a multitude of similar extensions in the area and in Charlton Kings Road.
- Many of these extensions and others in Camden (illustrated in our Design and Access Statement and again below) are in conservation areas e.g. Willes Road or Quadrant Grove etc.
- This terrace of 5 units includes a property with a recent roof extension.
- The owner of number 6 Charlton Kings Road is also considering a roof extension planning application.
- The other roof extensions in the road and the area were not all built at the same time – they must all have been unimpaired at some time.



Examples of roof extensions mostly in the Borough of Camden and some in conservation areas

Specific Design Issues:

- A small front roof terrace was proposed to ensure that the roof extension was set back and maintained the dominance and integrity of the original 2 storey frontage – this idea is illustrated above.
- We do not consider that overlooking at the front is an issue as the outlook is towards a high fence and an off-street parking bay. Indeed, Camden have recently granted a permission for a balcony on the property opposite.
- Although unseen from any vantage point we accept that the 3rd floor rear extensions would compromise the original houses and we are prepared to omit these.