

# 2016/6650/P Flat C 160 Iverson Road



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Figure 1 – Existing Rear Elevation



Figure 2 – View to the west of application site.





Figure 3 – View to the east of the application site.

<b>Delegated Report</b> (Member Briefing)		<b>Analysis sheet</b> N/A		<b>Expiry Date:</b> 06/02/2017	
				<b>Consultation Expiry Date:</b> 03/01/2017	
<b>Officer</b> Helaina Farthing			<b>Application Number(s)</b> 2016/6650/P		
<b>Application Address</b> Flat C 160 Iverson Road London NW6 2HH			<b>Drawing Numbers</b> PL01; PL02; PL03; Design and Access Statement prepared by 4 Site Design.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Creation of second floor roof terrace to the rear of the existing house (Class C3)					
<b>Recommendation(s):</b>		Grant Conditional Planning Permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	Refer to Draft Decision Notice
<b>Informatives:</b>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>04</b>	No. of objections	<b>04</b>
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<b>Summary of consultation responses:</b>	<p>A site notice was displayed from the 13/12/2016, expiring on the 03/01/2017</p> <p>4 objections were received from the owners/occupiers for 158 Iverson Road; 156A Iverson Road and 154 Iverson Road. The objections all addressed the same concerns, these are as follows;</p> <ol style="list-style-type: none"> <li>1. Building works for permission 2015/4502/P have not been completed in accordance with approved plans, with the introduction of the terrace at first floor level.</li> <li>2. No concerns with the addition of the second floor terrace if the first floor terrace that has been erected without permission is removed.</li> </ol> <p><i>Officers Response;</i></p> <ol style="list-style-type: none"> <li>1. <i>An enforcement investigation has been set up and is on-going to address the concerns raised by the objectors;</i></li> <li>2. <i>The assessment of the application is not dependent on the pending enforcement investigation.</i></li> </ol>
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<b>CAAC/Local groups* comments:</b> No CAAC	No CAAC
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### Site Description

The application site is a 3-storey terraced property on the south side of Iverson Road close to the junction with Medley Road. The property forms part of a group of uniform terraces built in the 1900s. The property has a traditional appearance with a dormer to the front roofslope.

The property is located within a residential area, with mainly large houses converted into self-contained dwellings.

The property is not listed, nor located within a Conservation Area.

### Relevant History

#### Application Site

2015/4502/P – Granted Subject to a Section 106 Legal Agreement on 02/06/2016 For: Enlargement of front lightwell and rear lower-ground floor extension, replacement of pitched roof with flat roof to rear wing, rear dormer extension, replacement front dormer and replacement of rear windows with doors at raised ground and first floor level all associated with conversion of existing house into four self-contained units (3x 2Bed flat, 1 studio flat) (Retrospective).

2013/6900/P - Granted subject to section 106 agreement on 24/02/2014 For: Conversion into 3 flats (1 x 1bedroom,2 x 2-bedroom) including rear extension at ground floor level, partial excavation of basement and formation of new lightwell, and alterations to rear dormer.

2013/4946/P – Withdrawn on 11/10/2013 - Erection of basement extension and creation of front and rear lightwells with external staircase and railings, installation of roof lights to front and rear roof slopes, modification of existing rear dormer, alterations to windows on rear elevation in association with conversion from single dwellinghouse to 4 x 2-bed residential flats (Class C3).

*“Applicant asked to withdraw as cost of basement was too prohibitive and therefore did not wish to proceed with legal agreement”*

*158 Iverson Road*

2015/4837/P Granted on 12/01/2016 - Erection of a single storey rear extension and infill, creation of a roof terrace at rear first floor and installation of light well on the front elevation.

*156A Iverson Road*

2013/5604/P Granted on 05/11/2013 - Erection of a single storey side and rear extension to existing flat (Class C3).

## **Enforcement**

There is a current enforcement investigation on the application site relating to the creation of a first floor terrace. Whilst the investigation is still on-going, it has no bearing on the decision making process for the current application, which relate to separate matters.

## **Relevant policies**

### **National Planning Policy Framework 2012**

### **The London Plan March 2015, with amendments since 2016 (sections 7.4 Local Character and 7.6 Architecture)**

### **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 Draft Local Plan 2016**

A1 Managing the impact of development

D1 Design

D2 Heritage

Nb: The emerging Local Plan is now reaching the final stages of its examination. It is a material consideration, however until the publication of the Inspector’s report (expected April 2017) Local Plan policies should be given limited weight.

## Camden Planning Guidance 2011

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

## Fortune Green And West Hampstead Neighbouring Plan (2015)

### Assessment

#### 1.0 Proposal

- Planning permission is sought for a second floor roof terrace approximately 3.5m in width and 6.5m in depth; with a 1.6m timber balustrade.

#### 2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity.

##### Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The creation of the second floor terrace and the introduction of the 1.6m timber balustrade at second floor level is considered to be acceptable and in keeping with the wider terrace. Both the adjoining sites at no. 156 and no. 158 Iverson Road have roof terraces of the same scale and size as that proposed. The addition of the roof terrace is therefore considered to be of acceptable design and material.

##### Amenity

2.5 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 seeks for developments to be "designed to protect the privacy of both new and existing dwellings to a reasonable degree" and that the Council will "aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers."

2.6 The second floor terrace would not adversely impact on the amenity of the adjoining occupiers. Similarly to the terraces at no. 156 and no. 158 Iverson Road, balustrading is proposed to mitigate the effects of overlooking. The proposed balustrade at 1.8m would not be dissimilar to the existing roof terraces with regards to impact on amenity. Therefore, it is



acknowledged that within the terrace there is a precedent of roof terraces at second floor level and given the appropriate screening it is considered that impact on the amenity of the adjoining properties in terms of loss of privacy is able to be mitigated.

### **3.0 Recommendation**

- 3.1 The proposed development is considered acceptable in terms of its design and impact on the conservation area and any impact on the residential amenity of neighbouring occupiers are considered to be an acceptable level. The development is deemed consistent with the objectives and policies identified above. It is recommended planning permission be granted with a condition requiring details of the screening to be submitted and approved by the Council..

#### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 20<sup>th</sup> February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Ms Suzanna Nour  
4 Site Design LTD  
126 Dunstable Road  
Studham  
Bedfordshire  
LU6 2QL

Application Ref: **2016/6650/P**  
Please ask for: **Helaina Farthing**  
Telephone: 020 7974 3303

15 February 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Flat C**  
**160 Iverson Road**  
**London**  
**NW6 2HH**

**DECISION**

Proposal:  
Creation of second floor roof terrace to the rear of the existing house (Class C3).  
Drawing Nos: PL01; PL02; PL03; Design and Access Statement prepared by 4 Site Design.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Executive Director Supporting Communities



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans PL01; PL02; PL03; Design and Access Statement prepared by 4 Site Design.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Executive Director Supporting Communities

**DRAFT**

**DECISION**