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Date: 01/03/2017  
Our ref:  
Contact: Anna Roe  
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Email: [anna.roe@camden.gov.uk](mailto:anna.roe@camden.gov.uk)

Dear Oliver Thorne,

**Re: 332 Kilburn High Road, NW6 2QN**

Thank you for your enquiry received on 20/01/2017 for written pre-application advice on the following proposal.

**Proposal: Erection of x2 terraces at first and second floor levels.**

**Plan numbers: CW-0030-A-001; CW-0030-A-146; CW-0030-A-147; CW-0030-A-216; CW-0030-A-217.**

**Site description**

The property is located on the eastern side of Kilburn High Road proximate to the intersection with Iverson Road.

The ground floor of the building is currently occupied by a restaurant whilst the first and second floors are in residential (Class C3) use.

The building has a rear extension which occupies the entire plot (ref. 2014/1440/P) and a smaller first floor extension (recently constructed) measuring 4.5m deep x 4.3 metres wide (ref. 2015/2942/P).

The application site is not in a Conservation Area; however nos. 330-334 Kilburn High Road appears on Camden's Local List (reference 587) due to their architectural and townscape significance.

### **Relevant planning history**

<b>Application no.</b>	<b>Address</b>	<b>Development description:</b>	<b>Status</b>
2015/6213/P	332 Kilburn High Road	Installation of x2 air conditioning units at first floor level above existing ground floor rear extension (retrospective).	Refused 11/03/2016
2015/2942/P	332 Kilburn High Road	First floor rear extension to allow enlargement of self-contained flat	Granted 25/08/2015
2014/1854/P	332 Kilburn High Road	Change of use from office (Class B1) to residential (Class C3) use at 1st, 2nd and 3rd floor levels to provide 2 units (1 x 1 bed, 1 x 2 bed).	Granted 09/05/2014
2014/1440/P	332 Kilburn High Road	Demolition of existing single storey ground floor rear extension and upper ground floor rear outrigger and erection of single storey ground floor rear extension.	Granted 27/03/2014

### **Relevant policies and guidance**

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

#### **The London Plan, 2016**

#### **LDF Core Strategy, 2010**

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

#### **Camden Development Policies, 2010**

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

#### **Camden Supplementary Planning Guidance**

CPG1 Design, Chapter 5 (Roofs, terraces and balconies)

## **Emerging Local Plan**

A1 Managing the impact of development

D1 Design

D2 Heritage

Please note that the emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

## **Assessment**

The response is given specifically in relation to the potential to erect two terraces, one at first floor level (measuring 4.6m deep by 2.1m wide) and one at second floor level (measuring 4.6m deep by 4.1m wide). The terraces would be bounded by traditional style metal balustrades measuring at least 1.1 metres in height.

The principal considerations material to determining this application are as follows:

- Impact on the character and appearance of the host and neighbouring properties.
- Impact on the visual and residential amenities of neighbouring properties (amenity).

### Impact on the character and appearance o

Policies CS14 and policy DP24 aim to ensure the highest design standards for developments.

Paragraphs 5.23, 5.24 and 5.25 of Camden Planning Guidance 1 (Design) states that the key to whether a design is acceptable is the degree to which the balcony complements the elevation upon which it is to be located. Consideration should be given to the following:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook;
- the need to avoid creating climbing opportunities for burglars.

A terrace at roof level should be set back behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.
- A terrace will only normally be acceptable on the rear of properties.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.
- It should not result in overlooking of habitable rooms of adjacent properties.

Nos. 330-334 Kilburn High Road are classed as a non-designated heritage asset and appear on Camden's Local List (reference 587) due to their architectural and townscape significance. The proposed terraces would be sited to the rear of the site and would not be visible in public views which would mitigate the impact of the proposal on the host building and wider grouping. However, terraces at first and second floor levels would catch the eye in views from surrounding gardens. It is therefore recommended that the terrace at second floor level is set back on the roof in order to appear subordinate to the host building and to limit the visual impact on the neighbouring properties to the rear. Equally the first floor terrace should be setback from the edge of the outrigger to ensure that it appears subordinate.

Screening would be required to limit the amenity impact; this is discussed in further detail below. The materials for the proposed screening should complement the main building and the wider townscape and the use of traditional materials such as timber or metal would be preferable for the screening. The proposed metal railings are considered appropriate for the balustrades.

Finally the position of the proposed new door in the flank wall at first floor level would be acceptable and brick arch detail would match the brick arches over the existing windows.

To sum up, it is considered that the terraces would be acceptable in principle; however the footprint of each should be reduced, particularly at second floor level in order to reduce the visual impact of the proposal.

### Amenity

Policy CS5 and policy DP26 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered.

Spaces that are overlooked lack privacy and therefore new terraces should be carefully designed to avoid overlooking. Other potential problems include daylight, noise and security.

The proposed terraces have the potential to increase opportunities for overlooking of neighbouring residential units.

At first floor level the terrace would overlook the rear windows of no. 334 to the northwest. This could be addressed through the introduction of screening, 1.8m in height. It may be appropriate to set the screening back from the shared boundary with no. 334 so as not to cause a loss of amenity to the adjacent property with regards to sense of enclosure or overshadowing.

At second floor level the proposed terrace would overlook the rear windows of no. 330 (to the southeast) and the rear/side windows of nos. 334, 336 and 338 Kilburn High Road (to the northwest). The proposal would also overlook to rear gardens of the properties on Iverson Road (northeast). Again this could be overcome through the introduction of screening, setback from the northwest and southeast boundaries. I would also recommend that the balustrade is set well back behind the parapet to avoid overlooking of the rear gardens on Iverson Road and so that it is invisible from the ground.

Reducing the size of the terrace at this level, would also reduce noise and disturbance resulting from the use, which could cause undue harm to nearby properties.

Please note that the comments on amenity do not represent a full and formal assessment of the amenity impacts of the development as neighbours have not been consulted and may present their own objections. Amenity issues will further be explored on a site visit. As such these comments may be altered during the formal application.

## **Conclusion**

To summarise amendments would be required to ensure that the development can be supported by officers.

## **Building Control**

Please note this type of work is likely to fall under the requirements of the Building Regulations.

Please get in touch with Judith Pineda for more information on 020 7974 5756 or [Judith.pineda@camden.gov.uk](mailto:Judith.pineda@camden.gov.uk); [building.control@camden.gov.uk](mailto:building.control@camden.gov.uk).

## **Planning application process and supporting information**

Please ensure that you submit all the required information in accordance with the validation checklist, details of which can be obtained from the Council's website:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements/>

**Please note the above information represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management section or to the Council's formal decision.**

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 1662.

Yours sincerely,

Kind regards  
Anna Roe

Planning Officer (Planning Solutions)  
BA (Hons) MSc