



Planning Solutions Team
Planning and Regeneration
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Date: 12/05/2017
Our ref: 2017/2233/PRE
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Mrs Claudia and Mr Benjamin Levine
 Flat 1, 54 Sumatra Road
 London
 NW6 1PR

www.camden.gov.uk/planning

Dear Mr and Mrs Levine

Re: Flat 1, 54 Sumatra Road, London, NW6 1PR

Thank you for submitting a pre-planning application enquiry for the above property which was received on 20 April 2017 together with the required fee of £426.00.

1. Drawings and documents

Current Floorplan
 Proposed Floorplan
 2x photographs
 1x proposed visual photograph

2. Proposal

Erection of roof terrace at second floor level

3. Site description

The site comprises of a first floor flat within a terraced building located on the eastern side of Sumatra Road. The building has a rear closet with a flat roof upon which the terrace is proposed. It is not a Listed Building and it is not located within a Conservation Area.

It is observed by use of the submitted photographs, site visit to the area and associated research that some of the neighbouring terraces are not authorised and are currently under investigation by the enforcement team.

4. Relevant planning history

2005/1242/P- The erection of a rear dormer roof extension and the insertion of no. 2 rooflights to the front elevation to enlarge the top floor flat.
Approved 03/06/2015 and implemented

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[LDF Core Strategy](#)

CS5- Managing the impact of growth and development
 CS19- Delivering and monitoring the core strategy

LDF Development Policies

DP24- Securing high quality design

DP26- Managing the impact of development on occupiers and neighbours

Draft Camden Local Plan 2017

D1 (Design)

A1 (Managing the impact of development)

It is anticipated that the Inspector's report on the Local Plan will be published on 15 May 2017 and it will conclude that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may be attached to the relevant policies of the emerging plan until formal adoption.

Camden Planning Guidance 2015

CPG1 (Design): Section 5- Roofs, terraces and balconies

6. Introduction

This written response is based on the drawing submitted in the "Drawings and Documents". Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. The advice may not be considered relevant if adopted planning policies at national, regional or local level are changed or amended. Other factors such as case-law and subsequent planning permission may affect this advice.

7. Assessment of second floor terrace

In consideration of Camden Planning Guidance 1 (Design), roof terraces should be designed with consideration 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 choice of setbacks to minimise overlooking
- Possible use of screens or planting to prevent overlooking of nearby habitable rooms or nearby gardens without reducing daylight, sunlight or outlook; and;
- Need to avoid creating climbing opportunities for burglars.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground

In review of the guidance above, aerial photography and submitted photographs, the principle of a roof terrace at second floor level upon the closet wing is considered to be acceptable.

The proposal is considered to be secondary and subordinate towards the host building in terms of its footprint and scale and is not considered to not have an adverse impact upon the character and design of the rear elevation. However, it is strongly advised to set in the terrace from the side of the closet wing for overlooking issues as discussed more in section 8 below.

The choice of black painted metal railings is considered appropriate in design terms and relates well to its location within a residential setting. Should an application be made, it is

recommended to also submit existing and proposed elevations detailing the relationship between the proposed terrace and the rear elevation.

8. Adjacent Residential Amenity

Policy DP26 of Camden's Development Policies seek to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

Privacy, Outlook and Sense of Enclosure

To mitigate concerns of overlooking towards the first floor habitable window (which serves a bedroom) and the ground floor of No. 56 Sumatra Road, it is strongly recommended the terrace should be set in from the side elevation of closet wing. It is not considered the proposal would cause concerns in regards to overlooking towards the other neighbouring buildings and ground floor flat below. It is further not considered the development would cause a sense of enclosure should it be set back from the side elevation of the closet wing as well as the rear elevation of the closet wing. Rear views into the gardens will still be maintained as a result of the proposal which will not make the existing situation worse.

Loss of Daylight/Sunlight

It is not considered that the proposal would cause an unacceptable loss of daylight/and sunlight towards neighbouring occupiers. This is by virtue of the proposal being minimal and located upon the roof of the host building.

9. Conclusion

In conclusion, the principle of a terrace at roof level on the closet wing is considered to be acceptable. There is evidently, terraces present within the immediate area, which some are likely to have been constructed without the benefit of planning permission and therefore shouldn't be considered to set a precedent. However, to mitigate concerns of overlooking into No.56 Sumatra Road, the use of a setback on the side of the closet wing would be required.

10. Planning application information

8.1 If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Householder Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- The appropriate fee of £172.00
- Please see [supporting information for planning applications](#) for more information.

8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice. The Council must allow 21 days from the consultation start date for responses to be received.

8.3 It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity

group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Samir Benmbarek on 0207 974 2534

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team