

PROPOSED ROOF BALCONY AT No.10 Wiblin Mews, NW5 1BW



Photo.1 View back towards No.10 indicating position of glazed balcony.

BACKGROUND

The property currently consists of a three bedroom unit arranged over four floors and is a mid terrace within a run of four. This unit has only recently been completed and included a small terraced area enclosed on three sides. This has now being enclosed under planning reference 017/2546/P as can be seen in (see photo.1).

PROPOSAL

The new owner would like to use the roof of this new enclosure as a balcony to bedroom 3. This would re-use the glass screen from the former terrace and from in front on Bedroom 3 window to complete the balustrade. This will be placed on the back edge of the upstand of the beam (as can be seen in photo.3) which is some 300mm back from the edge and will be made to line in with the bedroom window frame. This will ensure the angles of view are reduced. The overall area enclosed by the balcony would be roughly 2.3m.square.



Photo.2 View from within bedroom 3 towards the rear of the parallel block.

Planning Policy

Camden Local Plan July 2017

Policy A1 Managing the Impact of Development:

CBC will:

a) seek to ensure that the amenity of communities, occupiers and neighbours is protected.

The factors we will consider include:

e. visual privacy, outlook;

This is further amplified in paras 6.3 Protecting amenity and 6.4 Visual privacy and outlook

Policy D1 Design: a) context and character; e) details and materials that are of high quality and complement the local character

Supplementary Planning Guidance

Camden Planning Guidance Design 1

Objectives:

Alterations should always take into account the character and design of the property and its surroundings.

- *Windows, doors and materials should complement the existing building.*
- *Rear extensions should be secondary to the building being extended.*

Camden Planning Guidance 6 Amenity, Section 7

Planning Considerations

The edge of the balcony lies 12m from the boundary of the dwelling immediately opposite at the rear where there is a substantial boundary wall with espalier trees planted as can be seen in photo.2.

The full height side opening window to bedroom 3 looks out at an angle across the rear garden of No.9 in the same direction as would be the case for the proposed balcony (see photo.4).



Photo.3 New roof in place for balcony

The formation of the balcony of the roof will not materially alter any actual or perceived overlooking as a result. Importantly the balcony serves bedroom 3 only rather a living area. The glazed panels will be set back from the back edge of the roof so that the angle of view is curtailed either side that will preserve the current amenities of neighbours. It is noted there is a degree of overlooking from the upper stores of rear of properties in College Lane (see photo.4). Because the proposed balcony area is already enclosed on three sides the potential for overlooking is already limited and will not result in creating any new views into or over adjacent properties.



Photo.4 View from Bedroom 3 looking towards neighbour with College Lane beyond.

As the proposal does not impact upon the building line across the rear of the terrace it will not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area. The proposal for a glazed balcony screen is visually light and does not project beyond the existing rear wall of the unit so there will be no material change to the outlook of neighbours.

The proposal will not result in a decrease of permeable ground as it is built over an existing roof.

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