

25<sup>th</sup> September 2017: PLANNING STATEMENT to support Householder Application for:

2 BROOMSLEIGH Street, London NW6 1QW



Existing Street Elevation



Existing Rear elevation

### Introduction

This planning statement is to accompany a Householder Application for Planning Permission for works or extension to a dwelling. The property is not within a conservation area and is not listed. The existing property is a Victorian terraced house, currently two storeys with a loft conversion.

### Recent planning history

**2017/2788**:- this application for a ground floor side infill extension has recently been approved.

**2017/3748**:- Erection of a second floor roof extension and conversion of the existing flat roof to a terrace with balustrade. This application was withdrawn on the advice of the planning officer.

### Pre planning advice

Proposals for development at 2<sup>nd</sup> floor level have been significantly scaled back following advice given by Camden Council which resulted in the withdrawn application 2017/3748. It is noted that there have been no objections to the previous application. There have been further conversations with the planning officer (Raymond Yeung) and most recently the owner spoke to him on 15<sup>th</sup> September 2017. The points raised were:-

1. Concern regarding overlooking to no. 4 Broomsleigh Street. It was pointed out that the material scaling back of the terrace could mitigate those concerns.
2. Concern about whether any terrace could be contrary to planning policy. It was pointed out that contrary to perceived policy, there have actually been numerous terraces approved within the local neighbourhood, and that more than 10 can be viewed directly from the applicant's house.
3. Concern about the impact on the existing terrace at no.88 Mill Lane, however it is understood that the officer was referring to the Top Floor Flat terrace which has approval

(2016/2934/P). The applicant notes it is not possible to see this roof terrace from the flat roof at no. 2 and so there would be no impact. It was pointed out that there is an “unapproved” roof terrace at no. 88 Mill Lane (below the approved terrace) which adjoins the applicant’s property. The material scaling back of the proposed terrace is designed to impact as little as possible onto this terrace, which has been developed without approval.

4. The owner invited the officer to make a site visit to assess this application as to date no visit has been carried out.

The owners have now made significant efforts to address comments made on the previous application, and have made the following concessions to the scheme:-

- The extension to the existing loft room has been completely omitted.
- The depth of the terrace has been reduced from 6.7 metres (the full depth of the existing flat roof) to 1.7 metres. This is to address concerns regarding privacy and overlooking, affecting neighbouring properties.
- A planted zone is included, to the left hand side of the terrace steps, to materially mitigate overlooking back into windows at no.4 Broomfield Road.

### **Design Proposals**

At loft level there is an existing doorway which gives access onto the second floor flat roof. The roof is currently unguarded and the applicants wish to improve the safety of this arrangement by installing a balustrade and creating a small roof terrace. The proposals allow for a replacement glazed door within an enlarged opening, which will improve the light and aspect to this bedroom. The proposals will also create additional amenity space at second floor level. The existing garden provides limited amenity space for a house of this size, and a roof terrace will create additional useable outdoor space.

Whilst it is often planning policy to not permit roof terraces (usually for reasons of overlooking), it is noted that there are a significant number of roof terraces in the immediate neighbourhood which can be easily viewed from no, 2 Broomsleigh Street. The neighbourhood is quite densely packed and gardens are generally compact and of a small size in relation to the scale of the houses. The roof terraces add much needed amenity space to this area, and also create a more pleasant view of otherwise plain rooftops. Some of the terraces are planted up with shrubs and flowers, which attract insects and birds.

The owners are mindful of the issues of overlooking and privacy, and so proposals have been scaled back to avoid undue negative impact on the aspect of this existing terrace.

- The existing flat roof which is of poor quality and lacking basic insulation will be fully upgraded with an insulated deck covered by a light grey single ply membrane.
- The terrace over the flat roof has been kept to a modest size and will be finished in hardwood timber decking.
- The balustrade design is for a slatted hardwood timber fence to a height of 1100mm high.
- New sliding aluminium door set to provide access to the terrace with replacement full height window to existing internal staircase.
- Dark timber cladding at loft level to replace hung fibre cement slates, to improve the external appearance of the house at loft level.

No alterations are proposed to the front of the property.

## Precedents

There are a significant number of precedents for roof terraces within the local area. Many are identified on a plan provided as part of an application for no. 88 Mill Lane, and a copy of this plan is also included as part of this application (Ref: 88 mill Lane terrace diagram doc below).

### **2016/2934/P** Top Floor Flat 88 Mill Lane NW6 8HD -

Proposals include a roof terrace at third floor level. It is noted that the terrace at this property which abuts the flat roof of no.2 Broomsleigh Street does not have planning approval.

### **2016/6358/P** Flat A & B 86 Mill Lane NW6 1NL

These proposals include a roof terrace at third floor level (rear of house) and balcony at mansard roof level.

### **2006/2016/P** 14 Dornfell Street

This property had a loft room with an existing door onto the flat roof, and gained approval to install railings to convert to a roof terrace.

There are also other properties on Broomsleigh Street and adjacent streets with roof terraces for which planning was previously given:

- 2012/5474/P - 67 Broomsleigh Street
- 2006/3676/P - 69 Broomsleigh Street
- 2013/1905/P - 66 Mill Lane
- 2012/2309/P - 72 Mill Lane

In addition to these, there are further examples of recent approvals in the immediate area of 2 Broomsleigh Street:

- 2017/3259/P: Flat 1st Floor 54 Sumatra Road London NW6 1PR
- 2017/0467/P: 27 Gladys Road
- [2017/1296/P](#): 9 Gladys Road London NW6 2PU:
- 2017/1820/P: 154 Flat 3 Iverson Road London NW6 2HH
- 2017/0681/P: 4 Gascony Avenue London NW6 4NA:
- 2016/6650/P: Iverson Road second floor full roof terrace recently approved
- 2016/5626/P: Loveridge Road roof terrace recently approved
- 2016/1394/P: Loveridge Road second floor roof terrace recently approved
- 2016/5474/P: 8 West Cottages planning approval:

## Appearance & scale

The minor alterations to the existing loft extension are designed to be in keeping with the surrounding building context, whilst taking a contemporary approach to the detailing and finishes.

The materials proposed are:-

- Dark stained vertical timber cladding to replace existing dark fibre cement cladding tiles)
- Powder coated aluminium box gutter and down pipes.
- Sliding doors finished in powder coated aluminium.

The proposed roof terrace materials are:-

- Timber decking over single ply membrane roof covering.
- Opportunity to upgrade existing flat roof to meet building regulations standards for insulation and heat loss.
- Existing parapet wall – adapted to allow for increased depth in roof to full insulation standards. The parapet detail wall will be carried on around the third side of the roof.

- hardwood slatted balustrade over parapet wall, to a height of 1100mm high.

Diagram taken from application 2016/2934/P – 88 Mill Lane.

