

Delegated Report		Analysis sheet		Expiry Date:		10/10/2017	
		N/A		Consultation Expiry Date:		27/09/2017	
Officer				Application Number(s)			
Stuart Clapham				2017/3258/P			
Application Address				Drawing Numbers			
Ground Floor Flat 160 Iverson Road London NW6 2HH				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of screening and use of upper ground floor flat roof space as roof terrace.							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections No. of support	03 00
Summary of consultation responses:		<p><u>Multiple site notices were erected near to the site on the 30/06/2017 (consultation period expiring 21/07/2017)</u></p> <p>Three objections were received from the owner/occupiers of 158A, 158 and 162B Iverson Road stating the following points:</p> <ul style="list-style-type: none"> The balustrade material would only afford privacy to the occupants of the flat and not the neighbours The terrace would overlook the garden at Lower Ground level from close range The terrace would overlook the bedroom window to 162A Iverson Road 					
CAAC/Local Resident's Groups		No comments received					

Site Description

The site is a 3-storey terraced property sub-divided into flats located 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 which are predominantly in residential use as flats.

The rear elevation of the properties are characterised by outriggers. At this site, there is a part 1, part 2-storey outrigger with a flat roof behind a parapet wall.

The site does not lie within a Conservation and is not listed.

Relevant History

Application Site

2016/6650/P – Creation of second floor roof terrace to the rear of the existing house (Class C3). **Granted 22/02/2017**

2015/4502/P - 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). **Granted Subject to a Section 106 Legal Agreement 02/06/2016**

2013/6900/P - 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. **Granted subject to section 106 agreement 24/02/2014**

2013/4946/P - 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). **Withdrawn on 11/10/2013**

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

Relevant policies

National Planning Policy Framework (2012)

The London Plan March 2016

London Borough of Camden Local Plan 2017.

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 - Design & Character

Camden Planning Guidance

CPG1 Design (2015) Section 5 – Roofs, terraces and balconies

CPG6 Amenity (2011) Section 7 – Overlooking, privacy and outlook

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following:

- The creation of a first floor roof terrace with an area of 10.6sqm (2.4m x 4.4m) with a 1.6m high timber balustrade surround placed above the existing 0.2m-high parapet wall (1.8m above level of terrace).

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host building and surrounding area)
- Amenity (the impact of the proposal on the amenity of adjoining occupiers)

3.0 Design

Policy

- 3.1 The Council's design policies are aimed at achieving the highest quality design in all developments. Policy D1 states that developments should consider the character, setting, context and form and scale of neighbouring buildings and the quality of materials to be used.
- 3.2 CPG1 Design guidance states that alterations should take into account the character and design of the property and surroundings, windows doors and materials should complement the existing building. In specific regard to roof terraces, point 5.24 considers that a terrace should complement the elevation upon which it is to be located and that consideration should be given to detailed design to reduce the impact on the existing elevation, and a careful choice of materials and colour to match the existing elevation. It also considers the use of setbacks to minimise overlooking.
- 3.3 The Fortune Green and West Hampstead Neighbourhood Plan 2015 Policy 2 requires all development to be of a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This requires that development i. positively interfaces with the street and streetscape in which it is located; ii. maintains the positive contributions to character of existing buildings and structures; iii. is human in scale; and iv. has regard to the form, function, structure and heritage of its context - including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.

Assessment

- 3.4 The roof terrace would be located at upper ground floor level, set one storey up from the rear gardens of the property. It would measure 2.4m x 4.4m, using the full space of the roof to the lower ground floor of the building. The balustrade would be 1.6m high (on top of the 0.2m high parapet wall) and constructed of timber lattice fencing.
- 3.5 The size of the proposed roof terrace, its placement at a low level, and its width (wider than the overall outrigger) the terrace balustrade would make it a prominent addition to the rear building line which. On account of its design, the balustrade would appear as clutter and disrupt views of the rear façade of the host building. The principle of a terrace and associated privacy screening at this level would furthermore be inconsistent with the broader terrace, in which roof terraces are all placed at least one storey higher (including on this building). This effect would be exacerbated by the width of the privacy screening which would cover the majority of the ground floor rear elevation.
- 3.6 While it is noted that the property is not in a conservation area, the rear elevations of properties in the terrace are publicly visible from Medley Road, which is characterised by period properties. The roof terrace, particularly at this low level appears closer and more oppressive when viewed from neighbouring properties. It would also add to the visual clutter along the rear of this row of terraces.

4.0 Amenity

Privacy and overlooking

Policy

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, the policy seeks to ensure that development protects the quality of life of neighbours and occupiers by only permitting development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG Amenity seeks for developments to be designed to protect the privacy of both new and existing dwellings to a reasonable degree.

Assessment

- 4.2 The first floor roof terrace would provide new close range outlook to the room to the outrigger at the ground floor flat of No. 162 (understood to be used as a bedroom), to the gardens of No. 160 and 158 Iverson Road, including the parts of the gardens which are closest to habitable rooms. By nature of the width of the proposed terrace being wider than the outrigger, additional outlook would be created to rear windows to the host building and No. 158 Iverson Road.
- 4.3 The currently proposed lattice design of the proposed balustrade would only partially obscure these close-range views, and as such would not sufficiently mitigate overlooking such as to afford sufficient privacy to neighbouring properties. Nevertheless, in the event that the roof terrace were acceptable in other terms then permission could be conditioned on the approval of details of an appropriate privacy screen. Overlooking is not therefore considered to be a reason for refusal in this instance.

5.0 Conclusion

5.1 Refuse Planning Permission

- 5.2 The proposed roof terrace and associated privacy screen, by reason of the screens' scale, height, materials, and siting at first floor level, would appear as incongruous and unsightly additions adversely impacting on the amenities and views from neighbouring properties and the adjoining street, contrary to policies D1 (Design) and A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016.