

Delegated Report		Analysis sheet	Expiry Date:	27/07/2018
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Stuart Clapham		2018/2514/P		
Application Address		Drawing Numbers		
32 Kylemore Road London NW6 2PT		See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Use of rear third floor flat roof as roof terrace				
Recommendation(s):	Refuse householder application			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	09	No. of objections	09
Summary of consultation responses:	<p>Objections were received from the owners/occupiers of 34B, 38A, 26B, 22, 20 and 11 Kylemore Road, Flat 1 36 Lowfield Road and 27 St James Mansions and another address stated as "Lowfield Road".</p> <p>Issues raised included</p> <ol style="list-style-type: none"> 1. Height of the balustrade would be overbearing 2. Roof terrace design would be out of character with the street 3. Obscuring of views from No. 34 4. Noise pollution 5. Removal of the chimney stack would be contrary to local character 6. Impacts on daylight and sunlight to neighbouring property 7. Impacts on privacy along the garden <p>Officer responses</p> <ol style="list-style-type: none"> 1. See assessment point 2.3 2. See assessment point 2.1-2.2 3. See assessment point 2.3 4. See assessment point 3.3 5. Permission for removal of the chimney was not sought under this application 6. See assessment point 3.2 7. See assessment point 3.1 					
Fortune Green and West Hampstead Neighbour Forum	No response					

Site Description

The site is a mid-terraced two storey-plus-basement house on the western side of Kylemore Road. To the rear, the garden is at basement level, with a three-storey closet wing to the north of the site shared with No. 30 Kylemore Rd. At roof level, a roof extension (for which a certificate of lawful development was issued) has been substantially completed and extends onto the closet wing roof.

Relevant History

Application site

2018/2515/P Erection of a single storey rear extension Householder consent granted 18/07/2018

2018/2483/P Loft extension and alteration including construction of rear dormer and insertion of front rooflights. Certificate of lawful development (proposed) issued 12/06/2018

2018/2481/P Excavation of basement incorporating front light well. Householder application awaiting determination at time of writing.

2018/1513/P Erection of rear dormer extension and installation of 3 x rooflights to front elevation. Full planning permission granted 21/05/2018

2018/1499/P Conversion of 2 x 2 bedroom flats into 1 x 3 bedroom dwellinghouse including single storey rear infill extension at lower ground floor level. Planning permission granted 21/05/2018

Neighbouring sites

15 Kylemore Road

2016/6320/P Creation of access onto the flat roof of the first floor to enable use as a terrace (no balustrade in situ). Certificate of lawful development (existing) issued 16/12/2018

22 Kylemore Road

2015/0256/P Erection of front extension and rear roof terrace. Application withdrawn 09/07/2015

10B Kylemore Road.

2012/0034/P. Erection of dormer window in rear roofslope, creation of roof terrace enclosed by wooden trellis and balustrading at rear second floor level and installation of 2 rooflights on front roofslope all in connection with existing residential flat (Class C3). Full planning permission granted 13/02/2018

21 Gladys Road.

2014/0614/P. Erection of rear dormer roof extension, associated creation of 2nd floor rear terrace with balustrade and installation of front rooflight. Full planning permission granted 17/07/2014

Relevant policies

National Planning Policy Framework

London Plan 2016

London Borough of Camden Local Plan 2017

Policy D1 Design

Policy A1 Managing the impact of development

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2 – Design and Character

Camden Planning Guidance (CPG)

CPG 1 Design (July 2015 updated March 2018)

Assessment

1.0 Background

1.1 The proposed roof terrace would measure 3m (W) x 4m (D). It would be accessed by a door from the substantially completed roof extension. It would be enclosed to the north and west elevations by 1.1m glazed balustrade, and to the south elevation by a 1.7m obscure glazed privacy screen.

1.2 The main considerations here would be design and neighbour amenity.

2.02.0 Design

2.1 The roof onto which the terrace will be introduced is located on the southern end of Kylemore Road. It is also widely visible from the rear of properties along Hemstal Road and Lowfield Road (although is somewhat obscured from the latter in summer months by mature trees and vegetation). The existing roof is currently significantly bulkier than all other roofs on the street on account of the removal of the roof slope by a large roof extension which spills onto the previous flat roof on the outrigger. While this was acceptable under permitted development rights, it results in a roof level which is uncharacteristically bulky for the character of the nearby properties visible across the garden-scape.

2.2 While the principle of use of the roof as a terrace would not be unacceptable per se, the applicant proposes to erect a 1.7m high obscure-glazed privacy screening, which would be required to prevent harmful overlooking to neighbouring properties. While some properties further to the north on the street do have long-standing roof terraces, this corner of Kylemore Road/Hemstal Road is currently free of roof-level clutter, and nearby roof extensions are all contained to the principle roof slope. As such, the erection of a roof level privacy screen would be considered unacceptable in that it would exacerbate existing roof bulk while adding incongruous roof-level clutter.

2.3 While the privacy screen would be prominent and incongruous from a range of views around the block, it would be particularly harmful from the side windows of No. 34 Kylemore Road, from which point it would have an overbearing effect and would have a harmful impact on outlook.

2.4 In terms of detailed design, the use of obscured glazing for the privacy screen and glazed balustrade would be considered inappropriate considering the existing design palette at the upper level of neighbouring properties, which are characterised by traditional, robust materials such as slate and london-stock brick.

3.0 Amenity

3.1 The proposed roof terrace would generate outlooks to the windows of habitable rooms at No. 34 at first and second floor level. This would, however, be mitigated through the provision of a 1.7m high privacy screen (notwithstanding its unacceptability in design terms). Outlooks to the north would not result in harmful levels of overlooking on the basis of the neighbouring conjoined closet wing roof. The western elevation would be approximately 16m from sensitive areas of properties on Lowfield Road thus avoiding harm to privacy to residential occupiers of the properties on the parallel street.

3.2 The privacy screen would be sited north of windows to 34 Kylemore Road and not therefore impact on sunlight. The distance of the privacy screen to the side windows at No. 34 and its obscure glazed materiality mean that it would be unlikely to result in a significant reduction in daylight to habitable rooms.

3.3 It is not considered that the proposed residential use of the roof terrace would result in harmful levels of noise pollution, while its siting at roof level would prevent significant overspill of artificial light pollution.

3.4 As such, the proposed roof terrace, balustrade and privacy screen (notwithstanding its unacceptability in design terms) would not have an unacceptable impact upon the amenity afforded to neighbouring residential occupiers.

4.0 Recommendation

4.1 Refuse householder application

4.2 The proposed solid glazed balustrading and privacy screen, by reason of its scale, height, materials, and placement on an uncluttered roofscape, would appear as incongruous and result in the appearance of excessive roof-level bulk from neighbouring properties and the adjoining street, contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2016.