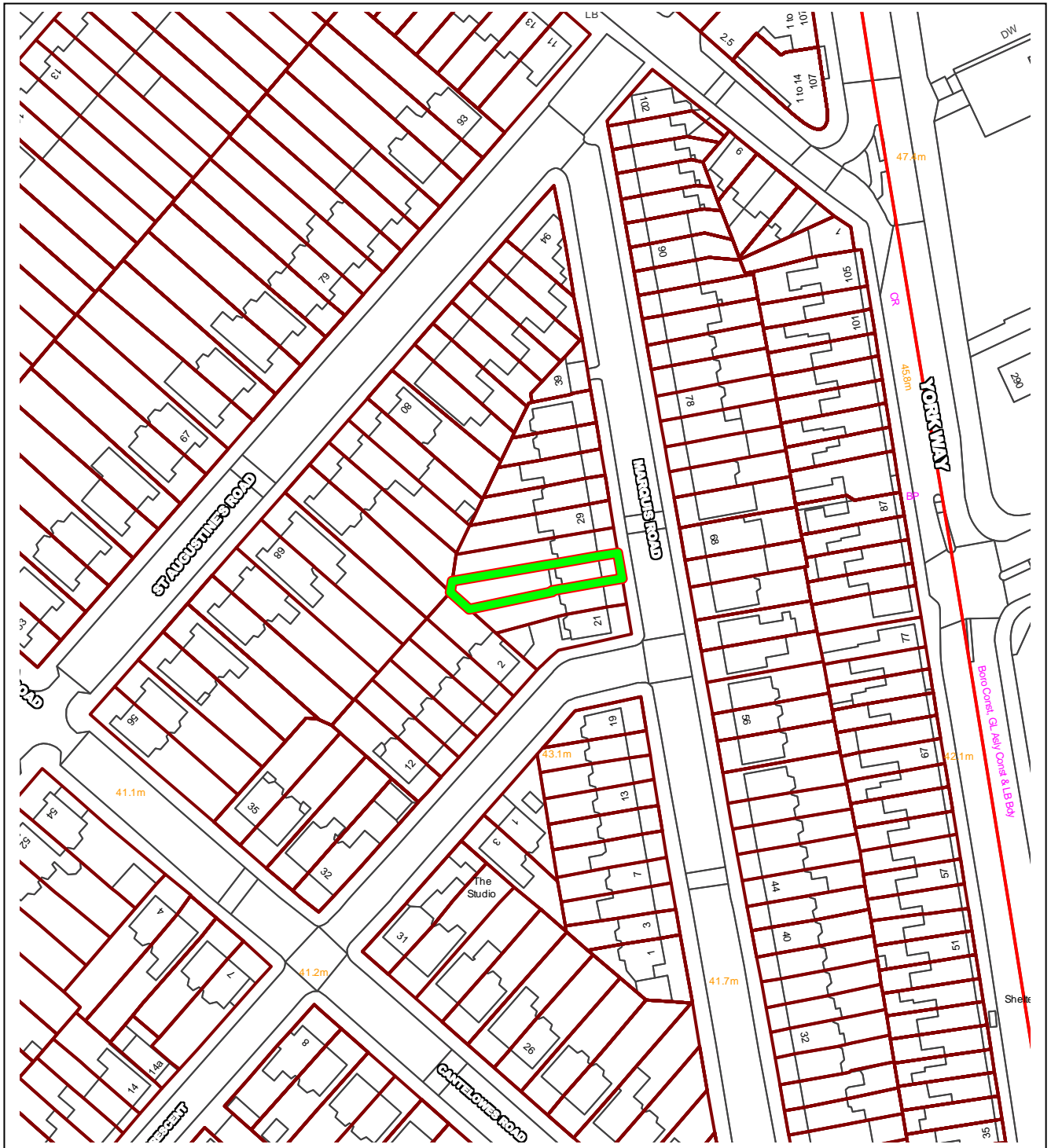


25 Marquis Road- 2017/3014/P



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25 Marquis Road – Photographs



1. rear elevation of 25



2. view to 23



3. View to 23



4. view over rear gardens



5. View to 27's roof terrace

Delegated Report		Analysis sheet		Expiry Date:		21/07/2017	
(Members Briefing)		N/A		Consultation Expiry Date:		05/08/2018	
Officer				Application Number(s)			
Thomas Sild				2017/3014/P			
Application Address				Drawing Numbers			
25 Marquis Road London NW1 9UD				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Creation of a set-back roof terrace on the roof of the existing ground floor rear extension, installation of balustrading and privacy screening, and replacement of the existing first floor rear window with a door to provide access.							
Recommendation(s):		Grant conditional planning permission					
Application Types:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	3	No. of objections	3
Summary of consultation responses:	<p>Site notice: 23/06/2018 – 14/07/2018 Re-consultation site notice: 06/07/2018 – 30/07/2018 Press notice: 12/07/2018 – 05/08/2018</p> <p>Objections made by occupants at 27 Marquis Road (adjoining), 72 Marquis Road and 78 Marquis Road following the initial consultation on the following grounds:</p> <ol style="list-style-type: none"> 1. Roof terrace will enable parties and noise 2. Impact on visual privacy and increased overlooking 3. The Council is allowing too many extensions, eroding the area's character <p>Officer response:</p> <ol style="list-style-type: none"> 1. <i>These issues are addressed in sections 3.9 – 3.11 (Amenity)</i> 			
CAAC/Local groups* comments:	None			

Site Description

The application site relates to a three-storey Victorian terraced dwellinghouse situated on the west side of Marquis Road in the Camden Square Conservation Area.

Relevant History

- 16 December 2014 - 2014/6861/P permission granted for the erection of a garden studio to replace existing sheds at rear of garden and single storey extension replacing existing conservatory.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

Camden Planning Guidance (CPG) 2015 – CPG 1 (Design)

Camden Planning Guidance (CPG) 2011 – CPG 6 (Amenity)

Assessment

1. Proposal

- 1.1. Planning permission is sought for the addition of a part width roof terrace area (max depth 2m) above the recently constructed single storey rear extension (2014/6861/P)

2.1. Revisions

- 2.2. Plans were revised to reduce the roof terrace area and set it back from neighbours on the right hand side, following officers' concerns over the visual and amenity impact of the original proposal.
- 2.3. The proposed terrace balustrading was revised to present a more traditional style steel and timber railing, appropriate to the host building and surrounding character

3. Assessment

3.1. Design and heritage

- 3.2. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.
- 3.3. The proposed terrace would extend a maximum 2m from the principal rear face of the host building, and 1.3m in extent beyond the depth of the canted bay.
- 3.4. The scale of the terrace is considered modest in relation to the host building, and would cover

less than 20% of the extension's roof area.

- 3.5. The addition of steel and timber balustrades are appropriate to the building's age and character. The proposed 2m deep, 1.7m high timber slatted privacy screen in the proposed siting would not appear unduly intrusive in this context on the rear of the building. The new double glazed French doors to give access are also appropriate in location, design, materials and scale. It is considered that the proposal will not harm the character and appearance of the host building and conservation area.
- 3.6. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.7. Neighbour amenity
- 3.8. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight and sunlight.
- 3.9. No. 27 Marquis Road enjoys a rear facing first floor level roof terrace that would run alongside the proposed terrace at no. 25. The proposed 1.7m privacy screen adjoining this would prevent direct overlooking to this property, to be secured by condition.
- 3.10. The proposed terrace area is set in by 1.7m from the boundary with no. 23 Marquis Road. The closest first floor window at this property is positioned on a projecting canted bay, 0.6m beyond the principal rear face. Due to the very acute angle of sight involved, the proposed terrace would not enable any direct overlooking at close range nor significant loss of privacy to this neighbour.
- 3.11. No. 25 and the adjoining houses enjoy numerous rear facing windows overlooking the gardens. Some properties appear to make use of the flat roof above their canted bays as small, informal roof terrace spaces. This situation, together with the existence of an adjoining rear roof terrace at no. 27, demonstrates that the proposed terrace area within a constrained portion of the extension roof of no. 25 would not result in a significant change to the existing situation of neighbour amenity.

4. Recommendation

- 4.1. Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10th September 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2017/3014/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 4 September 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

George Pace
PJMA
16 Hampden Gurney Street
London
W1H 5AL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Marquis Road
London
NW1 9UD

DECISION

Proposal:

Creation of a set-back roof terrace on the roof of the existing ground floor rear extension, installation of balustrading and privacy screening, and replacement of the existing first floor rear window with a door to provide access

Drawing Nos: Site Location Plan (unnumbered), 14137 05 Rev 05, 1473 201

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan (unnumbered), 14137 05 Rev 05, 1473 201

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David Joyce
Director of Regeneration and Planning

DRAFT

DECISION