

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		09/07/2018	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/07/2018	
<b>Officer</b>				<b>Application Number(s)</b>			
Charlotte Meynell				2018/2229/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat Upper 87 Burghley Road London NW5 1UH				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Alterations to the rear elevation at first floor level, including the creation of a roof terrace above two storey closet wing enclosed by new timber balustrade and privacy screens, and replacement of existing first floor window with aluminium framed doors.							
<b>Recommendation(s):</b>		Refuse planning permission					
<b>Application Type:</b>		Full Planning Application					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	0	No. of responses	0	No. of objections	0
<b>Summary of consultation responses:</b>		A site notice was displayed on 27/06/2018 and expired on 21/07/2018. No responses were received from neighbours.					
<b>Kentish Town Neighbourhood Forum comments:</b>		The Kentish Town Neighbourhood Forum have no comments to make in relation to this application.					

## Site Description

The site comprises of a three-storey plus lower ground floor mid-terrace building situated on the north-western side of Burghley Road. The property has been divided into two flats; a flat at lower ground and ground floor level and a two-bed flat at first and second floor levels.

This proposal relates to the flat at first and second floor levels only, which does not have access to the rear garden.

The building is not listed and the site does not fall within a conservation area. The site lies within the Kentish Town Neighbourhood Area.

## Relevant History

### 87 Burghley Road

**PEX0200108** – The addition of a dormer window and one 'velux style roof light at the rear and two 'velux' style roof lights to the front elevation of roof. **Planning permission granted 02/07/2002 (Permission was not implemented)**

**CTP/E11/22/20/30167** – Change of use to a self-contained flat on the ground floor with a self-contained maisonette above, including works of conversion. **Planning permission granted 25/04/1980**

### 89 Burghley Road

**2011/3642/P** – Erection of single storey rear/side extension at ground floor level with balcony above, including installation of balustrade to dwelling house (Class C3). **Planning permission granted 13/09/2011**

### 91 Burghley Road

**2006/0161/P** – Erection of a metal railing over the parapet of the existing single-storey rear extension for use as a terraced area. **Planning permission granted 20/03/2006**

### 61 Burghley Road

**CTP/E11/22/5/30234/D** – Erection of a third-storey, eleven feet in depth, to the existing rear two-storey addition to provide additional living accommodation and a balcony. **Planning permission granted 27/05/1980**

## Relevant policies

### **National Policy Planning Framework (2018)**

### **London Plan (2016)**

### **Draft London Plan (2017)**

### **Camden Local Plan (2017)**

- G1 – Delivery and location of growth
- A1 – Managing the impact of development
- D1 – Design

### **Camden Planning Guidance**

- CPG1 (Design) (2015; updated 2018) – Sections 2 (Design excellence), 4 (Extensions, alterations and conservatories) and 5 (Roofs, terraces and balconies)
- CPG Amenity (2018) – Sections 2 (Overlooking, privacy and outlook) and 3 (Daylight and sunlight)

### **Kentish Town Neighbourhood Plan (2016)**

- D3 – Design Principles

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought to create a roof terrace with a length of 5.2m and a width of 2.7m above the existing two-storey rear closet wing. The proposed terrace would be set in from the rear boundary of the closet wing by 0.6m and set up from the eaves by 0.3m. The main features of the proposal comprise:

- Cutting into the mono-pitched roof slope to a maximum depth of 1.2m from the highest point of the roof adjacent to the neighbouring closet wing at No. 85 Burghley Road, and raising the height of the roof by 0.3m at its lowest point, to create a timber decked flat roof;
- The erection of a 1.3m high slatted timber balustrade with a length of 5.2m along the northern boundary of the proposed terrace. From a distance of 2.7m away from the rear building line, this balustrade would gradually increase in height from 1.5m to 2.0m to act as a privacy screen;
- The erection of a slatted timber privacy screen and balustrade with a length of 2.7m to the rear boundary of the proposed terrace, increasing from a height of 0.05m adjacent to the southern boundary of the terrace to a height of 2.0m adjacent to the northern boundary of the terrace;
- The installation of fixed planters and benches with a height of 0.4m and maximum depth of 0.6m along the full length of the southern and rear boundaries of the proposed terrace;
- The replacement of the rear second floor timber-framed sash window with aluminium framed bi-fold doors and the installation of two timber steps with a height of 0.2m to enable access onto the proposed terrace below.

### 2.0 Assessment

2.1 The principle considerations material to determining this application are as follows:

- Design (the impact of the proposal on the character and appearance of the host property, as well as that of the wider area);
- Amenity (the impact of the proposal on the residential amenity of neighbouring occupiers).

### 3.0 Design and Appearance

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that the Council will require all developments to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings, and the character and proportions of the existing building.

3.2 CPG1 (Design) paragraph 5.24 advises that terraces should complement the elevation upon which it is to be located, and should not adversely affect the appearance of the roof of the property. Consideration should be given to the detailed design to reduce the impact on the existing elevation, careful choice of materials and colour to match the existing elevation, and the possible use of setbacks and screens or planting to prevent overlooking.

3.3 CPG1 (Design) paragraph 5.7 further states that roof extensions and alterations are likely to be acceptable where there is an established form of roof addition or alteration to a terrace, alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3.4 Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan insists upon high quality, sustainable design which is based on a comprehensive understanding of the site and its context, and complements and enhances local character and the existing palette of materials in the

surrounding buildings. All proposals must be well-integrated into their surroundings and must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form, scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments.

- 3.5 Pairs of two-storey closet wings are a predominant feature of the rear building line along this side of Burghley Road. The proposed rear roof terrace would be created through cutting into the existing mono-pitched roof of the closet wing and increasing the height of the roof slope to the north by 0.3m, to form a flat roof above and within the existing roof. The entirety of the middle section of the roof slope would be removed, including the section adjacent to the rear building line, and only a 0.3m strip of slate tiled roof slope above the eaves and a 0.6m strip to the rear of the closet wing would retain the original mono-pitched roof form.
- 3.6 This loss of the overall integrity of the existing roof form would be contrary to paragraph 5.7 of CPG1 (Design) guidance, and is considered to be an unsympathetic and incongruous alteration to the roofline, which would be out of keeping with the original architectural features of the host building and would disrupt the pattern and form of the rear building line of the terrace. The rear closet wing of the host building forms a pair with the rear closet wing at No. 85 Burghley Road, and the symmetry of the roof forms within this pair and between the neighbouring pair of closet wings at Nos. 89 and 91 Burghley Road would be removed by the proposal, to the detriment of the character and appearance of the rear building line of these buildings.
- 3.7 Whilst it is acknowledged that there are other existing roof terraces to the rear of the buildings along this side of Burghley Road, these predominantly located at first floor level above single storey extensions. There is one example of an existing second floor roof terrace located above a two-storey closet wing at No. 61 Burghley Road which was granted planning permission in an historic application (see planning history section above); however, it is considered that this example clearly demonstrates the harm that the removal of the original roof form of the closet wing can cause to the character and appearance of both the host building and the neighbouring buildings within the terrace, and as such it should not be considered to act as a precedent for the proposed scheme at No. 89.
- 3.8 The proposed balustrades and privacy screens to be installed to the northern and rear sides of the proposed terrace would be a solid and permanent feature on the rear of the property. Through being up to 2.0m in height and 3.2m long and positioned at second floor level, the balustrades and privacy screens would be visually prominent and would represent an overly dominant and incongruous feature on the property, to the detriment of the host building. The screening would also be highly visible from the neighbouring properties and their gardens, and also in longer views from Ingestre Road to the north.
- 3.9 The proposed replacement of the existing second floor timber-framed sash window with two aluminium framed bi-folding doors to facilitate access onto the roof terrace would significantly increase the size and scale of the opening, which would not be considered to be subordinate to the windows below. The replacement doors would lower the height of the rear opening, and introduce a concrete lintel above the doors in contrast to the existing vertical brick lintels above the existing windows. All of the rear openings to the host building and the adjacent neighbouring buildings are uniform in terms of size, materials and detailed design, which lends further symmetry to the rear building line of the terrace. Furthermore, the existing second-floor window contains detailed and intricate glazing bars, which match the detailed design of the adjacent window to the neighbouring property at No. 85, and CPG1 (Design) paragraph 4.7 advises that such original glazing bars should be retained and repaired. As such, it is considered that the replacement of the rear window with bi-folding aluminium framed doors would not be sympathetic to the host building and would appear as a visually intrusive alteration, which would unbalance the appearance of the rear of the terrace, to the detriment of the host building and the terrace of which it forms a part.

## **4.0 Residential Amenity**

- 4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes overlooking, outlook, noise, daylight and sunlight.
- 4.2 CPG Amenity paragraph 2.11 states that balconies and roof terraces should be carefully sited to reduce potential overlooking of habitable rooms of neighbouring residential buildings.
- 4.3 The proposed roof terrace would be located at second floor level and situated adjacent to the neighbouring property No. 85 Burghley Road, and in close proximity to the neighbouring property No. 89 Burghley Road. It is considered that given the location and size of the terrace, including fixed benches with a height of 0.4m above the floor level of the terrace, it would cause harm to the amenity of neighbouring properties through loss of privacy caused by direct overlooking. The erection of privacy screening to the northern and rear boundaries of the proposed terrace to prevent overlooking into habitable rooms of No. 89 forms part of this application; however, for the reasons set out in paragraph 3.8 above, such screening would be detrimental to the appearance of the host building and the terrace of which it forms a part. No such screening has been proposed to be erected above the parapet wall of the closet wing between the host building and No. 85, and whilst this could normally be conditioned, privacy screening at a required height of 0.4m above the parapet wall would be considered unacceptable in design terms for the same reasons as the privacy screening already proposed.
- 4.4 Furthermore, given the location of the proposed roof terrace at second floor level within close proximity of neighbouring bedroom windows, it is considered that the proposal would result in noise disturbance to and/or overhearing of neighbouring properties, which would result in a sense of intrusion to occupiers of the adjacent neighbouring properties.
- 4.5 Owing to the siting of the proposed roof terrace, it is not considered that it would not result in a loss of daylight or sunlight to habitable rooms of neighbouring properties.

## **5.0 Conclusion**

- 5.1 It is considered that the siting, scale, bulk and detailed design of the proposed roof terrace and its associated screening would appear incongruous and would have an adverse impact on the character and appearance of the host building, the terrace of which it forms a part, and the surrounding area. The proposed terrace would also lead to a loss of privacy through overlooking to the adjacent neighbouring property No. 85 Burghley Road, and lead to a sense of intrusion to the occupiers of the adjacent neighbouring properties in terms of noise disturbance and/or overhearing. As such, the proposal is considered unacceptable and contrary to policies A1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

## **6.0 Recommendation**

- 6.1 Refuse planning permission.