

**PLANNING STATEMENT**  
**TO ACCOMPANY FULL PLANNING APPLICATION**  
**BY**  
**MARK COUSINS**  
**FOR INSTALLATION OF TERRACE AT MAIN ROOF LEVEL**  
**AT**  
**FLAT 7, 8 HAMPSTEAD HILL GARDENS, LONDON, NW3 2PL**

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## **1 INTRODUCTION**

- 1.1.1 This statement sets out the case by Mr Mark Cousins in support of a full planning application for the installation of a terrace at main roof level of Flat 7, 8 Hampstead Hill Gardens, London, NW3 2PL.

This document has been prepared in conjunction with Planning Concepts & Solutions LTD [www.planningconcpetsandsolutions.co.uk](http://www.planningconcpetsandsolutions.co.uk) who have a wealth of experience in addressing sensitive planning applications providing considerate and appropriate guidance sympathetic to local and national planning frameworks.

The proposal has the full support of the management company for the flats in which Number Seven resides – Eight Hampstead Hill Gardens Limited.

- 1.1.2 This statement is divided into six sections. Section one is the introduction. Section two outlines the proposed development. Section three summarises the relevant planning history. Section four summarises the involvement of stakeholders. Section five sets out the planning case in support of the application. Section six in the conclusion.

## **2 THE PROPOSED DEVELOPMENT**

- 2.1.1 The proposed development is for the installation of a terrace at main roof level.
- 2.1.2 This supporting statement should be read in conjunction with the design statement which provides more information on the design philosophy of the proposed development.

## **3 RELEVANT PLANNING HISTORY**

- 3.1.1 Application Reference 2013/8020/P for demolition of existing dwelling house and erection of a new 3 storey dwelling house with lower ground floor rear extension, ground and 1<sup>st</sup> floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front, at 23A Hampstead Hill Gardens NW3 2PJ, was granted on 02 May 2014.

#### **4. INVOLVEMENT OF STAKEHOLDERS**

- 4.1 The proposal has been a subject of pre-application discussion with the planning department within Camden Council.
- 4.2 Pre-application reference 2017/0520/PRE for front extension at second floor level; installation at main roof level; and installation of projecting balcony to the rear of property at second floor level were considered harmful to the character of the Hampstead Conservation Area and appearance of the building.

#### **5. PLANNING CASE IN SUPPORT OF APPLICATION**

- 5.1 The planning case in support of the application takes into account the most up-to-date development plan, the policies of which have been saved for the purposes of the Town and Country Planning Act 1990 (as amended). The Camden Local Plan was adopted on 03 July 2017 and has replaced the Core Strategy.
- 5.2 This section examines the planning considerations, including impact on the Hampstead Conservation Area; design and appearance; and amenity.

#### **Impact on Hampstead Conservation area**

- 5.3 Policy D2 of the Camden Local Plan states that:
- “The council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets”*
- 5.4 Policy D2 above is reinforced by the Hampstead Conservation Area statement which states that roof extensions are unlikely to be acceptable where:
- It would be detrimental to the form and character of the existing building
  - The property forms part of a symmetrical composition, the balance of which would be upset
  - The roof is prominent, particularly in long views
  - The building is higher than many of its surrounding neighbours
- 5.5 Although the application lies within Hampstead Conservation Area, it is unlisted and does not have an important and historical character and value. As such it is identified as making a neutral contribution to the conservation area because it does not detract from the grander and more ornate Victorian villas in the immediate surrounding area. In addition, installation of roof terraces is not alien to the Conservation Area, as there are similar approved roof terraces in the locality (see paragraphs 3.1 and 3.2). The proposed roof extension by virtue of its design, detailing, scale and height would not be detrimental to the form and character of the existing unlisted building, and would preserve the character and appearance of the Hampstead Conservation Area.

## Design and Appearance

**5.6:** The applicant proposes to install a terrace on the flat roof to the rear of the building with a glazed balustrade. Camden Planning Guidance 1 – CPG1 (Design) makes clear that a terrace provided at roof level should be set back behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- *The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or elevation of the property.*

To the above point the terrace, whilst being significantly stepped back on all sides, will retain an area of circa 13m sq. To put this into context this is a larger area than the third bedroom of the property and of equal size to the main bedroom on the second floor.

- *A terrace will only normally be acceptable on the rear of properties*

The below visual illustrates that the terrace is positioned on the rear of the property, significantly set back from the front of the building, over several metres, situated behind a parapet and then stepped back, at the point of view from the street scene an additional distance of 1.5m, from where the flat roof commences.



**5.7:** The application building is of limited architectural and historical merit, and as such it does not have significant design integrity in its design detailing and fenestration. The proposed roof terrace would be small in scale and resulting height, and would not be visible from long or short views from Hampstead Hill Gardens.



Visibility of the roof terrace from the Pond Street end of Hampstead Hill Gardens is protected by Flat 8a.

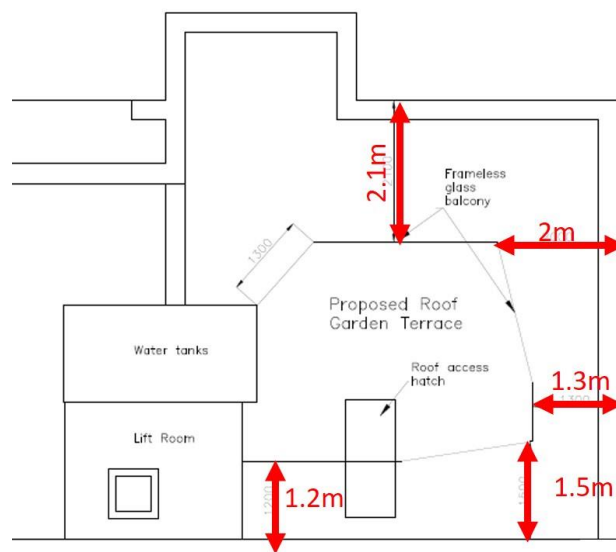
No visibility of the roof terrace when immediately facing the property due to a parapet and the terrace being on the rear of the property.

With the terrace being stepped back there will be no visibility of the glass fenestration from the East elevation.

The addition of a terrace at roof level on Flat 7 would not result in any significant alteration of the detailing of the building with it still retaining its distinctive features. The proposed roof terrace would retain the symmetrical form of the building and respect the form character and appearance of the existing building and Conservation Area.

**5.8** Following pre-application discussions (see paragraph 4.2), the **balustrade has been considerably set back** (the below illustrates this) so it would not be seen from the street scene which would further minimise the impact of the proposed roof terrace on the appearance of the existing building and character of the Hampstead Conservation Area

The existing parapet wall and the stepping back of the terrace will negate views of fenestration at street level. At present the building has a flat roof, with a continuous brick parapet line. The parapet stands 33cm proud of the roof structure. This combined with the stepping back of the balcony and the natural angle of the building will ensure fenestration is visible from street level.



**5.9 Visual clutter:** One of the concerns raised in the pre-app was the build-up of “visual clutter” such as garden furniture, privacy screening and planting. The proposed roof terrace would be modest in size and scale and thus is unlikely to result in the build-up of “visual clutter”.

Of further consideration is the fact that the terrace will be significantly stepped back offering no view at street level from Hampstead Hill Gardens as well as a very limited view from properties backing on to the rear. This should offer additional reassurance of the potential impact of “visual clutter”.

**5.10 Modernisation of existing roof terraces in the immediate vicinity:** Roof terraces in the immediate vicinity, especially that of 8a (adjoining 8 Hampstead Hill Gardens), should also be taken into consideration with potential future renovations and safety implications likely to challenge the existing fenestration.



8A Hampstead Hill Gardens adjoins 8 HHG. A roof terrace is located on the front of the property and is highly prominent from all views. Of note is the lack of safety considerations with the current metal fenestration. Future renovation is inevitable. A glass balustrade would be the only viable consideration to fully ensure safety especially when taking into consideration children.



On the junction of Hampstead Hill Gardens and Rosslyn Hill (Torrington, 12 Rosslyn Hill) one of the flats within this building has a roof terrace visible from long views. Whilst its fenestration is robust the use of white boarding ensures visual standout.



## Amenity

- 5.11 The views that would result from the proposed roof terrace at main roof level would not significantly increase views to the rear gardens of surrounding properties – **in facts it's the opposite, with the views from the terrace being far less intrusive than from within either the ground or second floor windows of flat 7.** This is reinforced in the pre-application advice that given the additional height and the fact that the views would be from within the building's footprint, the impact on amenity may be acceptable.



Views from the roof terrace would be less intrusive than from those of the rear windows of Flat 7 (the above is a view from the downstairs rear window of flat 7) which offer a direct view to the surrounding area and especially the rear garden (highlighted in red above) of 6A Hampstead Hill Gardens. **It's not possible to see the rear garden** of 6A Hampstead Hill Gardens from the proposed terrace.

**Removal of proposed balcony from planning application:** From the pre-planning application, there was concern about the projecting balcony, and as a result of the pre-application advice this has been deleted from the proposed scheme. As such this has significantly reduced the overlooking that would have resulted.

**Views from surrounding properties:** To be considered are the views from the immediate surrounding properties which all feature balconies or floor to ceiling windows and thus immediate and neighbouring gardens are all heavily overlooked from within existing building footprints. From this perspective the addition of roof terrace to flat 7 does little to change present circumstances.



The respective properties of 6 and 6A Hampstead Hill Gardens have numerous balconies and floor to ceiling windows overlooking the immediate gardens and surrounding area.



Flat 8, 8 Hampstead Hill Gardens has a substantial balcony overlooking the surrounding area.

## 6: Conclusion

- 6.1 The proposed roof terrace by virtue of its design, detailing, scale and massing would not be detrimental to the form and character of the existing unlisted building and would preserve the character and appearance of the Hampstead Conservation Area.
- 6.2 It is considered that the revised design of the proposed roof terrace would not result in any significant visual impact of the necessary balustrading due to absolute minimal visibility of the terrace from surrounding areas.
- 6.3 In addition, the views that would result from the proposed roof terrace at main roof level would not increase views to the rear gardens of surrounding properties. In fact, the opposite is true.