



APPEAL BY:

Mr Shane Snow

AGAINST LONDON BOROUGH OF CAMDEN COUNCIL'S REFUSAL  
TO GRANT PLANNING PERMISSION FOR:

*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 & replacement of existing first floor window with a door*

AT

Flat Upper, 87 Burghley Road, London, NW5 1UH

London Borough of Camden Council's Reference: 2019/1190/P

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

June 2019

## 1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr Shane Snow, in support of the appeal lodged against the refusal of planning application reference 2019/1190/P.

1.2 The application was registered by the Council on 7<sup>th</sup> March 2019 and sought planning permission for the '*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 replacement of existing first floor window with a door*' at No. 87 Burghley Road in London. The application was refused under delegated authority on 25<sup>th</sup> April 2019 for the following reasons:

1. *The proposed development, by reason of its siting, bulk, materials, design and loss of a traditional pitched roof form, would appear incongruous and would fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area. As such, the proposal is contrary to policy D1 (Design) of the London Borough of Camden Local Plan 2017 and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016.*
2. *The proposed development, by reason of its location and proximity to the second and third floor side windows and rooflights in the closet wings of Nos. 83 and 89 Burghley Road, would result in a harmful loss of privacy to these neighbouring properties, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*

1.3 This grounds of appeal will address the central concerns raised within the Council's reasons for refusal, notably:

- Whether the proposed development, by reason of its siting, bulk, materials, design and loss of a traditional pitched roof form, would appear incongruous and fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area.
- Whether the proposed development, by reason of its location and proximity to the second and third floor side windows and rooflights in the closet wings of Nos. 83 and 89 Burghley Road, would result in a harmful loss of privacy to these neighbouring properties.

1.4 To set some context, this statement will first provide a description of the appeal site and the proposed development. This statement will then discuss the relevant national and local planning policy before responding to the Council's concerns.

## 2.0 RELEVANT PLANNING HISTORY

### 2.1 Planning Application Reference: 2018/2229/P

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.

**Refused 29<sup>th</sup> September 2018**

2.2 The above application was for a similar scheme to the current appeal proposal (see **Appendix A**), with the Council having refused the scheme for the following reasons:

- 1. The proposed development, by reason of its siting, scale, bulk, materials and detailed design would appear incongruous and would fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area. As such, the proposal is contrary to Policy D1 (Design) of the London Borough of Camden Local Plan (2017) and Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016).*
- 2. The proposed development, by reason of its location and proximity to the upper level windows at No. 85 Burghley Road, would result in a detrimental loss of privacy and sense of intrusion to this neighbouring property, contrary to policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*

2.3 The current appeal proposal has therefore been redesigned to overcome the comments made within the Officer's Delegated Report and the reasons for refusal, with the changes made to the proposal discussed later in this statement.

## 3.0 THE SITE

3.1 The appeal site is located to the north-western side of Burghley Road and comprises a three-storey plus lower ground floor mid-terraced building which has been divided into two maisonettes with one occupying the lower ground and ground floors and the second dwelling occupying the first and second floors.

3.2 The appeal proposal relates the upper maisonette which is accessed via the communal entrance door and hallway at the front of the building, with this dwelling having no access to the rear garden.



- 3.3 The appeal property is set within a row of similar Victorian terraced properties, with No. 85 Burghley Road to the southwest and No. 89 to the northeast. To the rear the terrace is less uniform in appearance, with many of the properties having been altered with extensions and roof terraces over the years. The appeal property retains its original two storey rear side-return with a pitched slate roof and is separated from the Ingestre Estate to the rear by its rear garden and mature trees.



**Aerial View of the Appeal Site and Surrounding Area**

- 3.4 The appeal property is not listed and the site does not fall within a conservation area; however, it is set within the Kentish Town Neighbourhood Area.

#### **4.0 THE PROPOSED DEVELOPMENT**

- 4.1 The appeal proposal sought planning permission for alterations to the rear elevation at first floor level, including the creation of a roof terrace above the two storey closet wing, to be enclosed by new timber balustrade; together with the replacement of the existing first floor window with a door and the installation of timber steps to provide access.
- 4.2 The proposal has been amended from the scheme previously refused on 29<sup>th</sup> September 2018, under application reference 2018/2229/P, with the size of the roof terrace reduced and the removal of the proposed privacy screening to the north-eastern boundary of the proposed terrace. The design of the proposed door to replace the existing second floor window has also been amended since the previous application.
- 4.3 The proposed roof terrace will have a length of 3.8m and a width of 2.5m, and will be set in from the rear boundary of the closet wing by 2.0m and set up from the eaves by 0.6m. The terrace will be bordered by a 1.3m high slatted red cedar timber balustrade.

## 5.0 RELEVANT PLANNING POLICY

5.1 The reasons for refusal refer to policies A1 (Managing the impact of development) and D1 (Design) of the London Borough of Camden Local Plan 2017 and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan 2016.

5.2 Although not referred to within the reasons for refusal, the National Planning Policy Framework is considered relevant. The following paragraphs provide a brief summary of the related policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

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

5.3 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

### **Presumption in Favour of Sustainable Development**

5.4 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

#### Decision-making

- 5.5 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

#### Achieving well-designed places

- 5.6 Section 12 of the NPPF refers to design, with paragraph 124 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 5.7 Paragraph 127 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 5.8 Paragraph 130 states *“where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.*



**Camden Local Plan 2017**

- 5.9 The Camden Local Plan sets out the council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031. Policies A1 and D1 referred to within the decision.

**Policy A1: Managing the impact of development**

- 5.10 Policy A1 seeks to protect the quality of life of occupiers and neighbours, with the Council stating that it will grant permission for development unless this causes unacceptable harm to amenity. Amongst other criteria, the factors to be considered are the possible impact on visual privacy and outlook; sunlight, daylight and overshadowing; and noise and vibration levels.

**Policy D1: Design**

- 5.11 The Council will seek to secure high quality design in development and will require that development:
- a. respects local context and character;*
  - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
  - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
  - d. is of sustainable and durable construction and adaptable to different activities and land uses;*
  - e. comprises details and materials that are of high quality and complement the local character;*
  - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
  - g. is inclusive and accessible for all;*
  - h. promotes health;*
  - i. is secure and designed to minimise crime and antisocial behaviour;*
  - j. responds to natural features and preserves gardens and other open space;*
  - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
  - l. incorporates outdoor amenity space;*
  - m. preserves strategic and local views;*
  - n. for housing, provides a high standard of accommodation; and*
  - o. carefully integrates building services equipment.*

**Kentish Town Neighbourhood Plan 2016**

- 5.12 This Neighbourhood Plan has been drawn up using the powers in the Localism Act 2011. The Plan was written by the Kentish Town Neighbourhood Forum (KTNF). The Plan was approved at examination in early 2016, subject to a number of recommended modifications. KTNF aims to deliver the long-term goal of a balanced and vibrant neighbourhood. Planning future development has a vitally important role with space at a premium, a shortage of housing, and pressure to maintain employment space and open green spaces.
- 5.13 The Plan seeks to provide a framework for how planning decisions will be made in the Area, with clear policies to be followed and applied (in the sections: General Development Policies, Spatial Policies and Site Specific Policies).

**Policy D3: Design Principles**

- 5.14 Applications for the development of new and the redevelopment of existing building (which may include demolition, alteration, extension or refurbishment) will be supported where they meet the following criteria:
- a) Proposals must be based on a comprehensive understanding of the site and its context*
  - b) Proposals must be well integrated into their surroundings and reinforce and enhance local character, in line with paragraph 64 of the NPPF*
  - c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments*
  - d) Design innovation will be encouraged and supported where appropriate*
  - e) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings*
  - f) Proposals must enhance accessibility in buildings by taking into account barriers experienced by different user groups.*

**Camden Planning Guidance (March 2019)**

- 5.15 Camden Planning Guidance (CPG) provides advice and information on how they apply planning policies. Paragraph 5.16 states that *“Balconies and roof terraces can provide valuable amenity space for workers who would otherwise have little or no exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking, overshadowing, noise, light spillage and security”*. 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; possible use of setbacks to minimise overlooking; and possible use of screening to prevent overlooking of habitable rooms in residential properties or nearby gardens, without reducing daylight and sunlight or outlook.



## 6.0 THE APPELLANT'S CASE

### Introduction

6.1 The appellant's case will focus on the central concerns of the reasons for refusal; notably:

- a) Whether the proposed development, by reason of its siting, bulk, materials, design and loss of a traditional pitched roof form, would appear incongruous and would fail to respect and preserve the original design and proportions of the building and would harm the visual integrity of the group of buildings of which it is a part, harming the character and appearance of both the host building and the surrounding area.
- b) Whether the proposed development, by reason of its location and proximity to the second and third floor side windows and rooflights in the closet wings of Nos. 83 and 89 Burghley Road, would result in a harmful loss of privacy to these neighbouring properties.

6.2 For clarification, a site notice was displayed on 13<sup>th</sup> March 2019 and expired on 6<sup>th</sup> April 2019 and no responses were received from neighbouring occupiers, therefore confirming that the nearest residents do not share the Council's concerns. The Kentish Town Neighbourhood Forum also had no comments to make in relation to the application.

6.3 The main considerations in the determination of this appeal are:

- Principle of the development
- Background
- Design and appearance
- Residential amenity

### Principle of the development

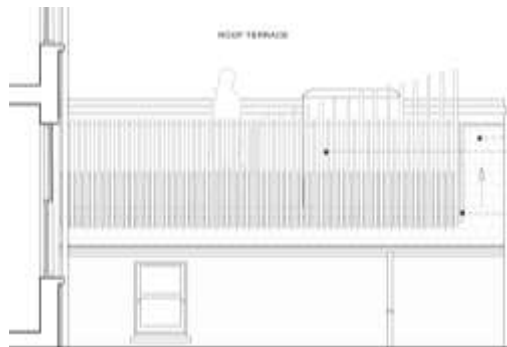
6.4 The appellant has put forward a high quality residential scheme that will protect the character of the existing property and will not impact negatively upon the amenities of neighbouring residents, thus conforming to the aims of national, regional and local planning policy. The appeal site is within an urban setting and therefore, the proposed rear terrace to an existing dwelling ought to be considered acceptable in principle, subject to the scheme being in accordance with other relevant planning policies.

### Background

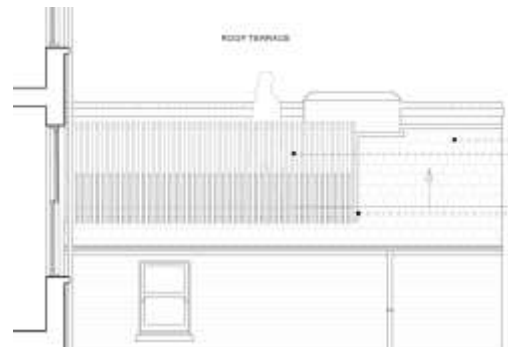
6.5 The proposed development is a resubmission, following the refusal of planning application reference 2018/2229/P which proposed a similar scheme, with the proposal having been modified to take into consideration the comments made by the Planning Officers, in order to overcome the previous reasons for refusal. This statement will seek to clarify why the revised proposal for a roof terrace ought to be deemed acceptable.

### Design and appearance

- 6.6 As detailed previously, the design of the proposed roof terrace has been significantly altered from that previously proposed under application reference 2018/2229/P to present an addition that has been reduced in scale and will therefore be more in keeping with the original architectural style of the property.
- 6.7 The previous application proposed a rear roof terrace measuring 5.2m in length and 2.7m in width, set in from the rear boundary of the closet wing by just 0.6m and set up from the eaves by 0.3m. This was to be bordered by a balustrade and privacy screen varying in height from 1.3m adjacent to the main rear elevation of the property and rising to 2.0m in height.
- 6.8 This has now been altered to create a terrace measuring just 3.8m in length and 2.5m in width, set in from the rear boundary of the closet wing by 2.0m and set up from the eaves by 0.6m. The terrace will be bordered by a slatted red cedar timber balustrade, with a maximum height of 1.3m.



**Previously Proposed Terrace - Side**



**Appeal Proposal Terrace - Side**

- 6.9 The latest version of the Camden Planning Guidance (March 2019) states in relation to balconies and roof terraces that consideration should be given to the detailed design to reduce the impact on the existing elevation; with the careful choice of materials and colour to match the existing elevation. The use of setbacks to minimise overlooking is also recommended, together with screening to prevent overlooking of habitable rooms in residential properties or nearby gardens, without reducing daylight and sunlight or outlook.
- 6.10 As illustrated above, the appeal proposal is now far more modest in scale and provides a good set back from the rear elevation of the closet wing to retain 2.0m of the original slated pitched roofslope, and has therefore been purposefully designed to follow the recommendations within the Camden Planning Guidance. Together with retaining more of the original roofslope, the new design has reduced the length of the balustrade and removed the higher privacy screening, with the timber style balustrade retained as part of the design, as Camden Planning Guidance states that glazed balustrades around balconies or roof terraces are unlikely to be acceptable on traditional buildings.

- 6.11 The reduced length of the roof terrace and timber balustrade, lessens its visual impact, with the higher privacy screening removed from the scheme to further lessen the height of the terrace structure, thus ensuring that it remains within the profile of the existing closet wing roofslope when viewed from the north-eastern side, and hiding it from view from the southwest.
- 6.12 The proposed development has therefore been altered to achieve the aims of Policy D1, which 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.
- 6.13 The development has also been vastly improved in regard to the alterations to the rear elevation, which previously proposed the removal of the existing window and its replacement with an aluminium framed bi-fold door to provide access onto the terrace.



**Previously Proposed Roof Terrace - Rear**



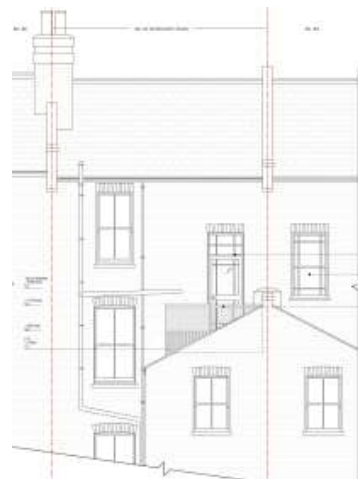
**Appeal Proposal Roof Terrace - Rear**

- 6.14 As shown above, the current proposal is more in keeping with the traditional style of the property, with the rear window to now be replaced with a doorway that respects the existing pattern of fenestration. The door will be fitted within the original opening and extended downwards to provide access, with two timber steps on to the roof terrace. The doorway opening is therefore at the same height as the existing window opening, retaining the segmented brick arch lintel above and matching the design of the adjacent window at No. 85.
- 6.15 Furthermore, the doorway opening will accommodate a traditional painted timber-framed glazed door with matching glazing bars to the adjacent window, therefore, the proposed opening on to the terrace will maintain much more of the existing opening proportions to the rear elevation of the building, and will provide an overall development which is not obtrusive when viewed from neighbouring gardens.

- 6.16 The Council has claimed that the development would result in the loss of the overall integrity of the existing roof form, and is therefore 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. However, as illustrated below, the proposed terrace would barely alter the rear elevation, and with the matching doorway and modest balustrade, could not be considered an incongruous addition to the rear of the dwelling.



**Existing Rear Elevation**



**Proposed Rear Elevation**

- 6.17 As pictured below, the rear closet wing of the host building forms a pair with the rear closet wing at No. 85 Burghley Road, although the modest changes proposed could not be considered to significantly impact upon the symmetry of the roof forms within this pair or between the neighbouring pair of closet wings at Nos. 87 and 89. The terrace and its balustrade will be set in 2.0m from the rear elevation of the closet wing, with the existing brickwork gable not altered by the proposal and remaining the prominent feature, thus causing no significant detriment of the character and appearance of the rear building line of these properties.



**Existing Rear Elevation at No. 87**

**RJS PLANNING**

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- 6.18 It should also be noted that public views of the rear elevation of the host terrace are very limited in regard to this section of Burghley Road, due to the mature trees and more recent buildings along Ingestre Road. As shown below, only No. 91, which has a roof terrace to the rear, can be clearly seen through the gap between properties, with the appeal property and the location of the proposed roof terrace being hidden from public view even in winter.



**Rear of Host Terrace viewed from Ingestre Road in Spring**



**Rear of Host Terrace viewed from Ingestre Road in Winter**



**Rear Terraces at Nos. 91 and 89 Burghley Road**



- 6.19 As previously described and as pictured below, the rear of the host terrace is very varied, with roof terraces at various levels and extensions to dwellings that have significantly changed the appearance of the rear elevation. It is therefore clear that the Council's assessment of the impact of the proposed roof terrace on the character of the property and the wider area is exaggerated.

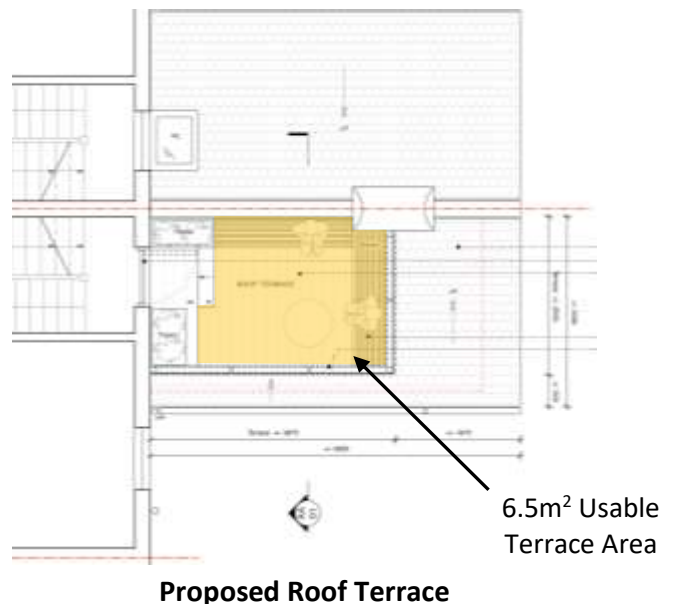


- 6.20 It is therefore argued that the proposed roof terrace will provide a high quality, sustainable design which is appropriate to the site and its context, and complements and enhances local character and the existing palette of materials in the surrounding buildings. The finished roof terrace has an appropriate position, scale and design that will integrate well with the built environment and respect the architectural style of the building whilst reflecting the surrounding pattern of development, and will assimilate well with other roof extensions already in place to the rear of host terrace. The proposal thus accords with the requirements of Policy D1 (Design) of the London Borough of Camden Local Plan (2017), Policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016) and the aims of the Camden Planning Guidance (2019).



### Neighbouring amenity

- 6.21 Paragraph 127 of the NPPF states that planning policies and decision should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 6.22 Local Plan Policy A1 (Managing the impact of development) states that the council will seek to protect the quality of life of occupiers and neighbours. The factors the council consider include visual privacy, outlook; sunlight, daylight and overshadowing.
- 6.23 The Council has assessed the proposed roof terrace as being situated within close proximity to the neighbouring property No. 89 Burghley Road and has stated *"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 the neighbouring property at No. 89 through loss of privacy caused by direct overlooking into second floor side closet wing windows and rooflights serving habitable rooms"*. It has also been claimed that *"The proposal would also facilitate direct views into the third floor side closet wing window of No. 83 Burghley Road, which serves a habitable room and would thus also result in a loss of privacy for the occupiers of this property"*.
- 6.24 The Council previously claimed, in their second reason for refusal of application reference 2018/2229/P, that the larger roof terrace *"by reason of its location and proximity to the upper level windows at No. 85 Burghley Road, would result in a detrimental loss of privacy and sense of intrusion to this neighbouring property"*. However, as the appellant's plans illustrate that the nearest window at No. 85 serves a staircase, the Council has now suggested that other properties and windows are impacted by the development, stating that the smaller terrace would now impact upon privacy at Nos. 89 and 83.
- 6.25 It is acknowledged that the previous application included a slightly higher privacy screen, although as the Council thought this obtrusive, it was removed from the scheme. Nevertheless, it is argued that the proposed terrace would be positioned far enough away from neighbouring windows to result in no significant overlooking or loss of privacy, with the terrace being modest in area and to include fixed planters and low seating to reduce the standing area and therefore reduce possible views towards neighbouring windows.



- 6.26 The proposed seating faces away from No. 83 and it is very unlikely that anyone using the proposed roof terrace would have clear views towards the windows of this property. It is also argued that the 5.0m distance and the lower level of windows within the closet wing at No. 89, together with the timber balustrade, will protect the windows of this property from any loss of privacy; with the proposed terrace also set back 2.0m on the roof of the closet wing to limit overlooking of rear gardens, as illustrated below.



**Proposed Roof Terrace**

- 6.27 It has therefore asserted that the rear roof terrace would not result in a loss of privacy to adjoining occupiers, and would be unlikely to result in noise disturbance due to its size, with the terrace having just 6.5m<sup>2</sup> of usable area including the fixed seating. The appellant would also be willing to install privacy screening as a condition of approval, if thought necessary by the Inspector, with an appearance which is approved by the Council.

## 7.0 CONCLUSION

- 7.1 Whilst it is understandable that the council would want to prevent unsympathetic development, the appellant has no desire to gain permission for works that are not worthy of the existing building or the wider residential setting and feels strongly that the proposed rear roof terrace would preserve the appearance of the site, whilst also protecting the amenity of the nearest neighbouring occupiers.
- 7.2 It is reiterated that no nearby occupants have objected to the scheme, therefore confirming that the nearest residents do not share the Council's concerns, with The Kentish Town Neighbourhood Forum also having had no comments to make in relation to the appeal application.
- 7.3 It is considered that the council have adopted an overly cautious approach in appraising the proposed alterations to the rear elevation of the property and the provision of a modest roof terrace. The development represents a proportionate addition and an appropriate alteration that would complement the scale of the existing building and would be set to the rear of the building where similar roof terraces can be seen. It is also evident that the proposal would not be visible from within the public realm and therefore could not be considered to harm the character of the residential setting.
- 7.4 Consideration should also be given to the improvements in residential amenity for the current and future occupants of the appeal property itself, as this maisonette has no access to the rear garden area and the provision of a modest outdoor space would therefore greatly benefit the residents of this property, in accordance with the Camden Planning Guidance (March 2019) which recognises that *"Balconies and roof terraces can provide valuable amenity space for workers who would otherwise have little or no exterior space"*.
- 7.5 The National Planning Policy Framework (NPPF) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed rear roof terrace would not be contrary to national or local planning policy and, for the above reasons, it is politely requested that this appeal is allowed.