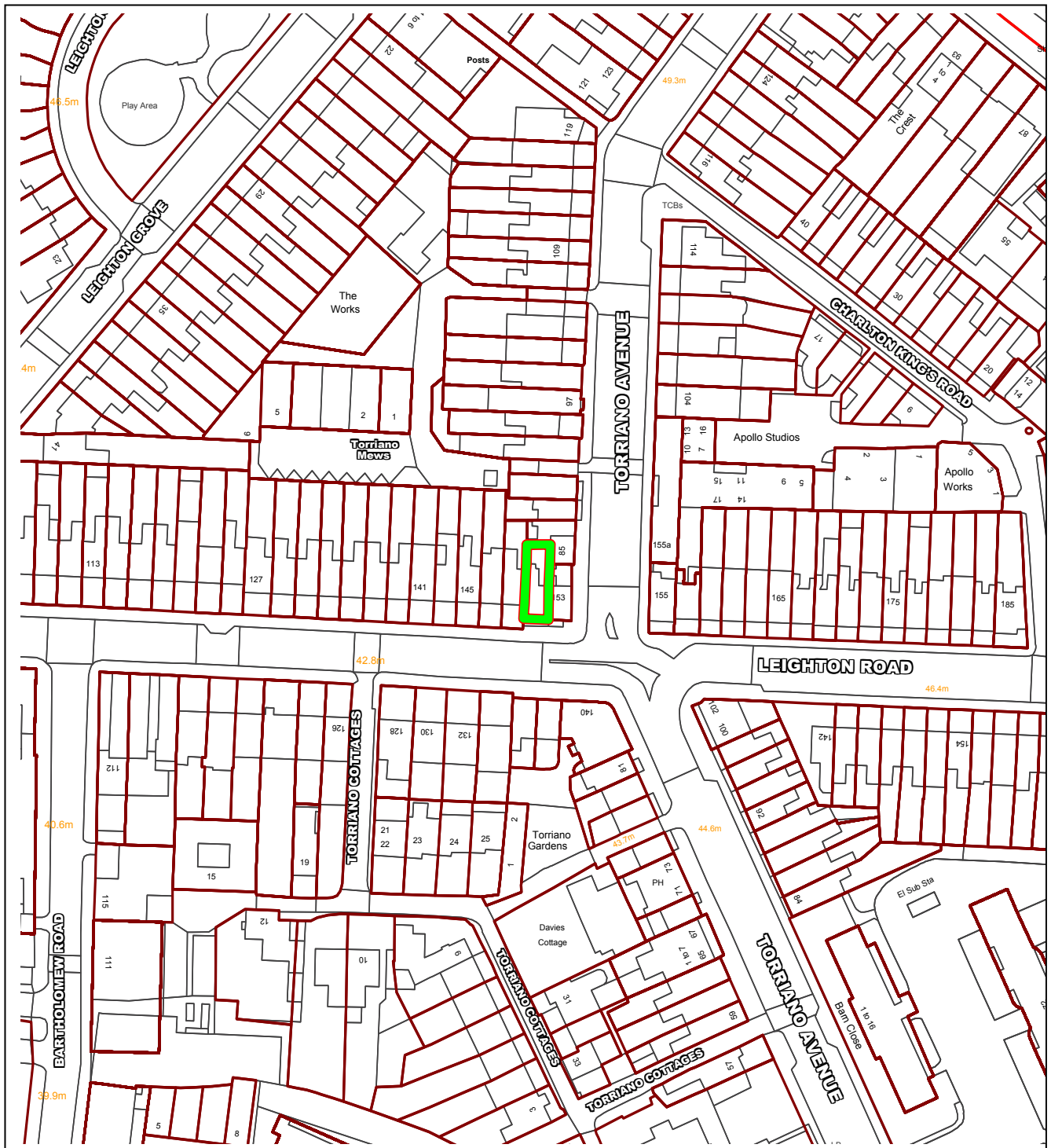


# 2019/2478/P – 151 Leighton Road NW5 2RB



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Photos 1 & 2 – views at front of application site



Photos 3 & 4 – views of side and rear (from within Torriano Avenue)





Photo 5 – view of side wall at 85 Torriano Avenue



Photo 6 – view from within host property (facing rear properties and side wall of 85 Torriano Avenue)



Photos 7 & 8 – views of railings on rooftop (102 Torriano Avenue)



Photo 9 – view of railings on rooftop (136 Leighton Road)



Photo 10 – view showing distance between the host property and properties opposite (including Kentish Town CA boundary)



<b>Delegated Report</b> <b>(Members' Briefing)</b>		Analysis sheet		Expiry Date:	08/07/2019
		N/A		Consultation Expiry Date:	27/07/2019
Officer			Application Number(s)		
Tony Young			2019/2478/P		
Application Address			Drawing Numbers		
Flat 1st and 2nd Floor 151 Leighton Road London NW5 2RB			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of new flat roof with decking to provide a roof terrace plus installation of stairwell access hatch and metal perimeter balustrades.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	01	No. of objections	01
	Site notice displayed from 03/07/2019 to 27/07/2019					
Summary of consultation responses:	<p><b>A resident in Royal College Street</b> objected to the proposals as follows:</p> <p><i>“This kind of roof terrace - certainly front facing - simply allows a property owner to cause noise pollution to their neighbours and should be rejected as an attempt to lord over them.”</i></p> <p><u>Officer response to above:</u></p> <p><i>see section 5 below (paragraphs 5.2 and 5.3)</i></p>					
CAAC/Local groups* comments: *Please Specify	<p><b>Bartholomew Estate and Kentish Town Conservation Area Advisory Committee</b> objected to the proposals as follows:</p> <p><i>“We object to this proposed development which is clearly visible from the CA. The proposal alters the roof line of a pair of houses, the addition of the use of the roof also has potential for noise and overlooking of surrounding properties and is not in keeping with the area.”</i></p> <p><u>Officer response to above:</u></p> <p><i>see paragraphs 4.5 to 4.10 and paragraphs 5.2 and 5.3 below</i></p> <p><b>Kentish Town Neighbourhood Forum</b> responded as follows:</p> <p><i>“We have no comments to make (we neither support or oppose this application).”</i></p>					

## Site Description

The application site is a 4-storey terraced building located on the north side of Leighton Road, close to the junction with Torriano Avenue. The building is divided into a number of separate residential units. The site is not located within a conservation area and the building is not listed. The site is located opposite a terrace of houses that sit within the Kentish Town Conservation Area and a number of locally listed properties (nos.136-140 Leighton Road).

## Relevant History

PEX0200488 - Alteration of roof to include a terrace and enclosure to new access stairs. Refused planning permission dated 16/07/2002 for the following reasons: (1) *the proposed addition to the roof forming an enclosure to new access stairs is unacceptable in terms of design and excessive in bulk and massing, and would harm the appearance of the property and the surrounding properties;* and (2) *the proposed roof terrace is considered to detrimentally affect the amenity of neighbouring occupiers in terms of overlooking and privacy.*

PEX0000037 - Change of use of basement and ground floor to form one, two-bedroom flat, together with associated external alterations, including new ground floor frontage and opening up of basement area. Granted planning permission dated 04/04/2000

PE9700404 – Use of the basement for B1 (office) purposes, and excavation of the front area at basement level to provide a light well with associated railings and stairs. Granted planning permission dated 25/07/1997

## Relevant policies

### National Planning Policy Framework 2019

### The London Plan March 2016

### Camden Local Plan 2017

A1 - Managing the impact of development

D1 - Design

D2 - Heritage

### Camden Planning Guidance

CPG Design (March 2019) - chapters 2 (Design excellence) and 3 (Heritage)

CPG Altering and extending your home (March 2019) - chapters 2 (Design excellence for houses and flats) and 4 (Roofs, terraces and balconies)

CPG Amenity (March 2018) - chapter 2 (Overlooking, privacy and outlook)

**Kentish Town Neighbourhood Plan** (September 2016) - policy D3 (Design principles)

## Assessment

### 1. Proposal

- 1.1 This property has a valley shaped roof hidden behind high front and rear parapets. The application seeks to replace the valley roof by a flat roof to create a roof terrace, add a new stairwell access enclosure and metal balustrades or railings to enclose the terrace.
- 1.2 The stairwell enclosure (measuring approximately 1.37m high by 3.21m wide by 1.9m deep) would occupy 6.2sqm of roofspace in the north-west corner, set-back from the front edge of the roof by approximately 4.2m. It would have felt cladding to the side walls with a solid aluminium roof access hatch.
- 1.3 The proposed terrace area (measuring approximately 22sqm) would be enclosed within black metal railings (1.1m high), set-back from the front edge of the roof by approximately 1m. The roof area also already benefits from screening from the existing 0.84m high parapet walls at the front and rear and tall chimney stacks at the sides. The butterfly roof profile would be altered to provide a flat roof with timber decking above in order to accommodate the proposed terrace space.

## **2. Revisions**

- 2.1 The original proposals involved the addition of a large stairwell enclosure (with full height access door) measuring 2.3m high by 3.87m wide and rising up above the height of the existing parapets by 1.6m, with railings set-back from the front parapet wall by 0.5m and rising 0.4m above the height of the existing parapets.
- 2.2 Following concerns raised by a locals and the Council in regard to the size and scale of the proposed enclosure and front railings, the applicant revised the design so as to significantly reduce the height and width of the enclosure, replace the full height door with an access hatch, and lower the flat roof level. The design of the front balustrading was also amended to set it further back from the parapet wall (by 1m) on lower timber decking, so that the railings would appear no higher than 0.3m above the level of the parapets on all elevations.

## **3. Assessment**

- 3.1 The principal considerations material to the determination of this application are:
- a) the design and impact of the proposal on the character and appearance of the host building and wider streetscene, the locally listed buildings opposite the application site, and the nearby Kentish Town Conservation Area (located opposite the host building); and
  - b) the impact of the proposal on neighbouring amenity.

## **4. Design and appearance**

- 4.1 Local Plan Policy D1 (Design) establishes that careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development in Camden which integrates into its surroundings. It advises that *“Good design takes account of its surroundings and preserves what is distinctive and valued about the local area”* and expects all development to specifically consider:
- character, setting, context and the form and scale of neighbouring buildings;
  - the character and proportions of the existing building;
  - the prevailing pattern, density and scale of surrounding development;
  - the impact on existing rhythms, symmetries and uniformities in the townscape;
  - the composition of elevations;
  - the suitability of the proposed design to its intended use;
  - inclusive design and accessibility;
  - its contribution to public realm and its impact on views and vistas; and
  - the wider historic environment and buildings, spaces and features of local historic value.
- 4.2 Similarly, policy D3 (Design principles) of the Kentish Town Neighbourhood Plan supports development which contains high quality design unless its harmful to areas of homogenous architectural style or detracts from the local distinctiveness and historic appearance of Kentish Town.
- 4.3 Local Plan Policy D2 (Heritage) confirms that the Council will resist development outside of a conservation area that causes harm to the character or appearance of an adjacent conservation area, and will seek to protect non-designated heritage assets (including those on the local list),
- 4.4 More specifically, Camden Planning Guidance (Altering and extending your home) states that terraces provided at roof level should be set back behind a parapet wall; should not adversely affect the appearance of the roof or the elevation of the property; should not alter the height of the front parapet; and in the case of a valley/butterfly roof, should not infill with brickwork or



railings (paragraph 4.13). Consideration should therefore be given to the detailed design to reduce visual impact on the existing elevation, including the choice of colour and materials.

- 4.5 The host property and its adjoining one (nos.151 and 153) are situated at the end of a long terrace of residential units and form a pair of buildings taller than others within the wider terrace. The butterfly roof profiles would likely have matched in the past at both properties; however, this has since been altered as the profile has been changed to a flat roof at no.153. This alteration is not evident from any public views as both roofs are entirely hidden from view on all elevations as they sit behind high parapets at both front and rear, as well as being screened by tall chimney stacks on either side.
- 4.6 This being the case, the proposal to alter the roof profile would be acceptable in principle as it would not involve any noticeable change, nor would it detract from any local distinctiveness or involve the loss of a feature of any particular architectural or historic merit, especially given that any symmetry between the roofs of this pair of buildings has already been disrupted. Therefore, the proposed alteration to the roof profile and installation of timber decking would not be harmful to the host building, the pair of buildings nor the wider terrace.
- 4.7 The proposed works also involve the erection of a stairwell enclosure towards the rear of the roof, adjacent to a chimney stack that abuts the party wall with no.149. Following concerns raised by locals and officers, the size of the proposed enclosure was significantly reduced in height and width, and a full height access door was replaced with a low access hatch. Although this element would not be visible from public views from the front or sides, part of the enclosure would be visible to some degree from distant street views at the rear in Torriano Avenue (see photo 4); however its revised low position adjacent to and below an existing chimney stack which would mask it to some degree would serve to sufficiently moderate any harmful visual impact.
- 4.8 This location and screening would also serve to limit any rear private views other than from oblique or distant viewpoints from the rear gardens of the nearest neighbouring properties in Leighton Road. At the rear, the nearest properties in Torriano Avenue have elevations that are mainly absent of any facing windows (see photos 5 and 6). It is therefore considered that this enclosure would not appear as a dominant feature within the roofscape nor have any detrimental impact upon the character and appearance of the property. Moreover, as it would remain mainly concealed from public view, it is not considered that it would result in any harm to the character of the terrace or wider area, the locally listed buildings opposite (nos.136-140), nor to the nearby Kentish Town Conservation Area whose boundary lies opposite the front of the host property.
- 4.9 The proposed black painted metal railings would be simple and unobtrusive in design. Following concerns raised, these railings have been set further back from the roof edge at the front by 1m, so as not to be visible from public views (see photo 1). A small side section of the balustrading would be visible to some degree from west (see photo 2) and at the rear; however, revised plans show the timber decking set in a lower position behind the existing 0.84m high parapet which would ensure that only the top of the railings (0.3m) would be visible. As such, the railings would form a visually recessive addition to the existing roofscape which is considered appropriate in terms of design, colour and materials to the building's age and architectural style.
- 4.10 While the use of roof space as terraces is not characteristic of much of Leighton Road, there are 2 examples of roof terraces in the immediate surroundings. These are at no.136 Leighton Road which is located directly opposite the host property (see photo 9) and no.102 Torriano Avenue which is situated on a corner junction with Leighton Road and faces the application site from a south-easterly direction (see photos 7 and 8). Both of these terraces are prominent by virtue of the high railings that surround the terraces and the positioning of the railings close to

the roof edges. The revised proposals for the current application as described above would ensure that the roof terrace and railings would be less prominent and obtrusive than these 2 examples.

- 4.11 Overall therefore, in design terms, the proposals are not considered to be harmful to the host building and wider terrace, and would preserve the character and appearance of the nearby Kentish Town Conservation Area in accordance with Council policies and guidance, and would be acceptable.
- 4.12 Special attention has been paid to any impact on the settings of the nearby locally listed buildings, and the desirability of preserving or enhancing the character or appearance of the nearby Kentish Town Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5. Amenity**

- 5.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents. This is supported by Camden Planning Guidance (Amenity) that requires the potential impact on the amenity of neighbouring properties to be fully considered and seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree.*"
- 5.2 The proposed terrace would overlook gardens to the rear of the property; however, due to the distance of separation between these gardens and the roof, and the degree of screening afforded by the existing chimney stacks, this relationship is not considered to prejudice the enjoyment of any of these spaces. Given the roofscape and building lines of surrounding properties, users of the proposed terrace would not be afforded any direct views into any habitable rooms within a distance of approximately 9m at the rear and 16m at the front (see photo 10). Therefore, while it is accepted that the use of the roof as a terrace would introduce some degree of activity that is not currently present, the limited size, screening and domestic use of the proposed terrace are not considered likely to result in any material change to the existing situation in terms of overlooking or noise.
- 5.3 In terms of levels of light and outlook, due to the revised scale and siting of the proposed stairwell enclosure, as well as the design of the means of enclosure, it is not considered that the proposed works would result in a loss of daylight, sunlight or outlook to any adjoining neighbours.
- 5.4 Overall, the proposals are therefore considered unlikely to result in undue harm to the living conditions and general amenity of neighbouring occupants and accord with Council policies and guidance, and would be acceptable.

## **6. Recommendation**

- 6.1 Grant planning permission

### **DISCLAIMER**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th September 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2019/2478/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Date: 6 September 2019

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

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[www.camden.gov.uk](http://www.camden.gov.uk)

PIVOT Studio  
27 Old Shoreham Road  
Brighton  
BN15DQ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat 1st and 2nd Floor**  
**151 Leighton Road**  
**London**  
**NW5 2RB**

# DECISION

Proposal:

Creation of new flat roof with decking to provide a roof terrace plus installation of stairwell access hatch and metal perimeter balustrades.

Drawing Nos: 010, 020 to 023 (inclusive), 030 to 033 (inclusive), 100 to 104 (inclusive), 200, 201, 300 to 303 (inclusive).

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 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: 010, 020 to 023 (inclusive), 030 to 033 (inclusive), 100 to 104 (inclusive), 200, 201, 300 to 303 (inclusive).

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

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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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



Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**