

PLANNING STATEMENT

69c Gascony Avenue, London NW6 4ND

1. DESCRIPTION OF EXISTING PROPERTY;

Summary

69c Gascony Avenue is the top floor flat of a four-storey terraced property.

Materials

The existing property is comprised of traditional building materials typical of the local vernacular. property is constructed in London stock brick and features a white plaster detailing to the front elevation. The windows are traditional white sliding sash windows, with a two-storey bay window at the front of the property.

The roof includes an existing rear dormer with a Juliet balcony and adjacent window. The main roof and dormer are finished in slate tiles. The property includes a three-storey rear outrigger with a flat roof just below the main roof eaves line. There are 5 No. aluminium framed rooflights to the front roof slope.

2. DESCRIPTION OF PROPOSED WORKS;

Summary

This application relates to the proposed roof terrace and installation of aluminium bi-fold doors to provide additional amenity space at 69c Gascony Avenue.

Design Considerations

Careful consideration has been given to Camden Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on the amenity space of neighbouring properties and ensuring that the new construction benefits rather than harms the existing character of the area.

The aim of the proposed development is to provide the host dwelling with private amenity space adjacent to the properties main living space. The roof terrace has been designed with full consideration of the dwelling's location and has been designed as such that it will not be visible from ground level. This means that its visual impact on the area will be negligible.

The property had a proposal for a roof terrace refused in 2020 (application ref: 2020/3537/P) and this proposal aims to address the issues raised in the council's delegated report. The raised terrace from the previous application has been removed and the new proposals includes steps directly down to the terrace from the aluminium bi-fold doors, which utilise the existing opening of the Juliet balcony.

The council raised a further a note that the previously proposed upper terrace and staircase would extend over the eaves line of the existing roof which would have the effect of merging the dormer with the outrigger. To minimise the impact of the steps we are proposing they are inset into the roof pitch and are therefore below the eaves line.

The council also states that 'any handrails required should be well set back behind the line of the roof slope and be invisible from the ground'. We have therefore set back the handrail 500mm from the rear and side elevations. Given the terrace is 8.7m above ground level the handrails will not be visible. In addition, the handrails will be black painted, cast-iron to remain in-keeping with the traditional architecture of the host property.

Furthermore, the reasons for refusal states that to overcome overlooking from the terrace to the dormer windows of 67 Gascony Avenue it would be necessary to install 1.8m privacy screen. We have taken this from the top of the second bottom step as this is the first part of the proposal beyond the eaves line. It was noted that a 1.8m privacy screen 'would add additional bulk and visual clutter which add to the harmful appearance of the development'. As illustrated in drawing 1037 – PR – 201, the privacy screen will be hidden behind the existing chimney, which is over 1.8m from the finished terrace level.

As the proposed terrace sits largely within the central part of the existing roof, this also reduces overlooking from the terrace. The result is a space that preserves the privacy of the neighbour's whilst providing a private amenity area for the host dwelling.

3. LOCATION:

The location of the building is not located within a Conservation Area. The house is not listed.

4. ACCESS:

No alterations to existing access or parking.

5. LANDSCAPING:

N/A

6. NEARBY PLANNING PRECEDENTS:

There are a number of terraces in the local area, including 83 Gascony Avenue, 75C Gascony Avenue and 78 Messina Avenue. Even though there is no planning permission for the terraces, they do illustrate that the proposal would provide minimal impact on the character and appearance of the host building and the wider area.