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**8 FORTRESS GROVE, NW5 2HE**



THE SITE

## PLANNING STATEMENT

Proposed Roof Terrace

## LEAPER & CO

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Project Number: 900/481

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### PROJECT AIMS

The existing property is a modest two storey terraced house located within Fortress Grove which is a small residential mews in the Kentish Town Conservation Area. The property has a small rear patio which is restrictive in size and receives very little direct light. Therefore the applicant would like to construct a roof terrace accessed by extending the existing internal stair. This proposal is similar to that approved at No 6 Fortress Grove in March 2021 (Application No 2020/4960/P).

In addition to the roof terrace, the proposal includes the replacement of the existing sash window in the rear patio with new glazed French doors in white painted timber frames.

### PROPOSED TERRACE

The terrace would have a small usable area of approx 12 SM, incapable of having large gatherings of people. The works would facilitate much needed private outdoor amenity space and enhance the quality of life for the occupants of the property.

The terrace would have traditional 1.1m high black metal railings at the front and rear. No 1-3 Fortress House is one storey taller with no windows facing No 8.

Covid-19 has reinforced the importance of outdoor residential spaces providing much needed safe access to outdoor space in the time of lock down.

The existing butterfly roof will be retained and the roof terrace built flat above it. The water run off from the new terrace would drain to existing drainage at the rear of the property.

### PLANNING POLICY

Camden Local Plan (2017 **adopted** 2010)

Core Strategy Policy C11 seeks to improve the health and well being of residents in Camden.

It is considered the proposal complies with this policy. The proposed works are modest in nature and would not involve any increase in mass or scale. Not visible from the pedestrian level, there would be no adverse visual impact to the public realm.

Policy A1 of the Local Plan seeks to ensure that amenity is not compromised through new development

The terrace is set back by 2m at the front, the taller No 1-3 Fortress House sits to one side and an existing roof terrace is on the No 7 boundary. The views to the rear of the terrace are no worse than existing in terms of loss of light and outlook.

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Policies D1 and D2 of the Local Plan relate to Design and Heritage. They require a high quality design and the preservation of the character of the conservation area.

It is considered the proposed works are in compliance with this local plan policy as it does not increase building footprint, is modest in size, is not visible from the street, set back 2m from the front facade and joins a variety of roof forms in the vicinity.

Camcen Design CPG (2015)

Para. 5.25 sets out as follows:

“A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or 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 the elevation of the property.
- A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.
- It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.
- It should not result in overlooking of habitable rooms of adjacent properties.”

It is considered that the proposed terrace complies with this guidance. No new building footprint or overhang is necessary. Existing valley parapets would be retained. The terrace railings will not be visible from Fortress Grove. Furthermore No 1-3 Fortress House shields the proposal from view.

## PRECEDENT

There are many roof terraces of varying forms and sizes in the vicinity, including Nos 6 and 7 Fortress Grove. The existence of developments for which planning records may be unknown must be accepted and their effect on the character and appearance of the area taken into account. The Planning Inspectorate has taken such a view before (APP/Q5300/D/13/2209053 is one such example).

As stated, the area is relatively high density with no local parks within close proximity. It is therefore not surprising that there are many roof terraces in the vicinity of the area and indeed they are part of the established architectural character of the area.

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### PROPOSED MATERIALS

The proposal would be constructed in high quality materials which are consistent with those used on the host building and in the local area.

Replacement Ground Level door - similar materials and colours to the existing windows - white painted timber

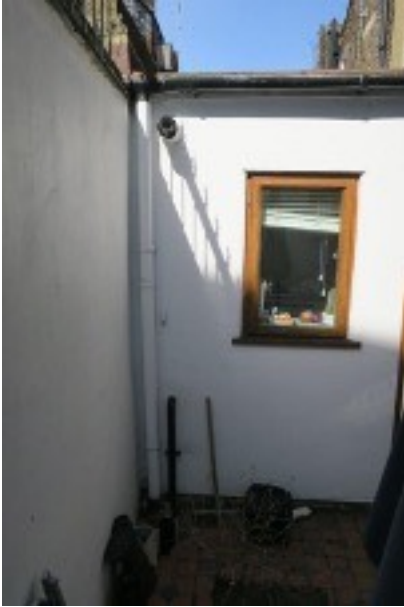
Terrace railings will be black painted metal of traditional design similar to existing original railings in the conservation area.

### CONCLUSION

The proposed development is considered to be in compliance with the Local Plan. The works are relatively minor in nature and there would be no material perceivable impact to the public realm. It is in the interests of good planning and high quality living environments that residential accommodation is provided with adequate private outdoor amenity space. This is especially the case in the context of Covid 19 which has firmly highlighted the importance of private usable outdoor spaces, and it is considered essential that home owners/occupiers have access to private outdoor amenity space, regardless of house type.

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## PHOTOGRAPHS OF REAR ELEVATION





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## PHOTOGRAPHS OF FRONT ELEVATION



IMAGE TAKEN FROM  
GOOGLE STREET  
VIEW, DATED  
OCTOBER 2020



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## WATER MANAGEMENT STATEMENT

The proposed terrace will replace the roof surface in terms of catchment. The rainwater runoff will be collected at the rear of the roof and dispersed to the existing downpipe.

No new sanitary ware is being introduced as part of the proposal.

## WASTE AND RECYCLING

The existing waste and recycling collection will not be altered.

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