

Delegated Report		Analysis sheet	Expiry Date: 22/09/2021
			Consultation Expiry Date: 08/11/2021
Officer		Application Number(s)	
Enya Fogarty		2021/3649/P	
Application Address		Drawing Numbers	
49 Pratt Street London NW1 0BJ		See decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s)			
Erection of wooden trellis to create a first floor terrace.			
Recommendation(s):	Refuse Planning Permission		
Application Type:	Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	06
Summary of consultation responses:	<p>Two site notices were displayed outside; one notice in front of the application site and one in front of 11 St Martin's Close.</p> <p>Site Notices displayed 15/10/2021. Expired on 08/11/2021.</p> <p>6 Objections from 9, 10, 11, 12 & 14 St. Martin's Close and one other property (address not specified)</p> <p>Comments include:</p> <ol style="list-style-type: none"> 1. Alter the character and appearance of the area 2. Undermine the heritage value of these terraces to the locality 3. Visual impact 4. Incongruous dominant feature 5. Harm the living conditions of occupiers of neighbouring properties; 6. Installation of rear door, breach of planning <p>Officers response</p> <ol style="list-style-type: none"> 1. <i>See design and heritage section 2.1 of the report</i> 2. <i>See design and heritage section 2.1 of the report</i> 3. <i>See design and heritage section 2.1 of the report</i> 4. <i>See design and heritage section 2.1 of the report</i> 5. <i>See amenity section 2.2 of the report</i> 6. <i>An enforcement case was logged for the installation of a rear door to provide access to the terrace. The enforcement case is still under consideration.</i> 					
CAAC	N/A					

Site Description

The site is a 3 storey terraced property. The surrounding area is characterised by dwellings of similar style and character. The property is in use as flats and this application is in relation to flat B which occupies the first floor of the property.

The site is not listed and is not located within a conservation area but is locally listed.

Relevant History

Application Site

2019/2804/P - Conversion of single dwelling house into 3 self-contained flats (2 x 1 bed, 1 x 2 bed); Erection of ground floor rear extension; Replacement of 1 window on ground floor side elevation. **Granted 03/07/2019**

Relevant policies

National planning Policy Framework 2021

The London Plan (2021)

Camden Planning Guidance 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG1 Design (January 2021)
- CPG Home Improvement (January 2021)
- CPG Amenity (January 2021)

Assessment

1.0 PROPOSAL

The proposal seeks planning permission to erect wooden trellis on an existing flat roof to the rear of the property on the first floor to allow it to be used as a roof terrace/ outdoor amenity space. The proposal also includes the installation of a rear door which would provide access onto the flat roof.

2.0 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and Heritage
- Amenity of neighbouring residential occupants

2.1 Design and Heritage

Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 'Heritage' states that The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings. Whilst the site is not located within a conservation area, the property is locally listed, and amongst an area of locally listed buildings. An assessment of the proposed scheme on the non-designated heritage asset needs to be made.

CPG Home improvements states that roof terraces '*Should maintain the existing parapet height; • Handrails and balustrades should be set back behind the line of the roof slope or parapet*'. In addition the guidance states roof terraces '*Be subordinate to the roof slope being altered, and roof form overall*'

The terrace space would be enclosed with wooden trellises and planting that would measure 1.8m in height. The terrace would occupy the entire roof of the rear ground floor in terms of width and depth, measuring approximately 2.5 m in depth. The Council considers that the addition of these wooden trellises on the roof to create a rear terrace would result in a bulky and prominent feature that would be incongruous and dominant, harming the character and appearance of the locally listed property and the locally listed terrace. The roof terrace in terms of its scale, position and design would be highly visible from the surrounding buildings and would result in unnecessary clutter at first floor level.

It is therefore considered that the proposal would be an incongruous addition creating a box like element and would be clearly visible in short views from neighbouring properties. As a result, the terrace would cause harm to the character and appearance of the locally listed building and the setting of the adjoining locally listed terrace contrary to Policies D1 and D2.

2.2 Amenity of neighbouring residential occupants

Policy A1 seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy. To ensure privacy, CPG Amenity (2021) suggests a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed development.

The proposal includes wooden trellises with planting which would surround the terrace and would be 1.6m in height which is suggested to prevent overlooking. Due to the height of the proposed trellises, this may prevent any loss of overlooking to neighbouring properties. However as discussed above this would add a dominant addition and visual clutter to the building and cannot be supported in design terms.

As a result, it is considered that the proposed terrace would give rise to an unacceptable sense of enclosure and an overbearing appearance. It would therefore be contrary to Policy A1 of the Camden Local Plan which seeks to protect residential amenity

Recommendation: Refuse Planning Permission