

Date 25th March 2022.

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

Dear Sirs/Madam,

RE: 16 NEW END SQUARE LONDON NW3 1LN

**PLANNING APPLICATION (2022/0186/P) LISTED BUILDING APPLICATION
(2022/0672L)**

Erection of Mansard Roof Extension with Terrace.

OBJECTION LETTER.

I refer to the above planning applications. I am instructed to write to you on behalf of the occupiers/owners of 63 New End NW3 Mr Philip Matthews and Mrs Britt Marie Matthews and Mr Chris Watts owner of 61 New End NW3. Both properties lie to the west of the application site and marginally to the north.

The rear elevation of the application site can be clearly seen from the rear windows of my clients' properties, with No.63 New End being almost directly opposite. An interesting feature of the layout of the locality is that the properties in New End are sited physically in close proximity to the rear boundary with the properties in New End Square. The properties in New End have no rear gardens as a result, and benefit from limited terrace space and balconies at the rear of the properties. Due to this relationship the impact of development on New End is more acutely appreciated. The application site has its own private rear garden

It is noted that No.14 New End Square recently obtained planning permission for a mansard roof extension. While it is a material consideration the planning permission at No.14. As it currently stands the rear elevation of New End Square Nos 14 and 16 have modest flat roofs. No 18 does have an extra floor but this is well set back from the rear of the building line and is subordinate to the overall dwelling when viewed

Policy Background

Policy A1 of the Camden Local Plan 2017 aims to protect the quality of life and amenity of residents and highlights issues of privacy and outlook. This is supported by 2021 Camden Planning Guidance on Amenity which states

Balconies and roof terraces

- 2.11 Although balconies and roof terraces can provide amenity space for flats that would otherwise have little or no exterior space, they also have the potential to increase opportunities for overlooking. Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings. Conversely, residential buildings should also be designed so that new balconies and roof terraces do not suffer from an unacceptable degree of overlooking from existing developments, particularly when this is the only outdoor amenity space available to the new dwelling.

Section 2.14 of the same document states Developments should ensure the proximity, size or cumulative effect of any structures avoids having an overbearing and or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

Further it is noted that Guideline H34 of the Hampstead CA Appraisal clearly states that the introduction of a roof terrace/garden should not result in an unreasonable amount of additional overlooking or impact on long views in particular. **Roof terraces/gardens should not be located on mansard roofs**. Policy D1 Design of Camden Local Plan and Policy DH1 (d) Design of the Hampstead Local both aim to protect privacy and neighbouring amenity.

PLANNING CONSIDERATIONS

No.16 has a flat roof and the proposals would result in an extra floor being constructed. The distance from the rear the new structure to the rear boundary of 63 New End is 16.5m and slightly longer to 61 New End. When viewed from the houses in New End, the substantial increase in height would result in a dominant and overbearing visually intrusive form of development. The tower and roof would exceed the height of No.18 and whether taken individually and or cumulatively with that approved at No.14 it would add significantly to a sense of enclosure to the houses in New End. Section 2.14 of the CPG 2022 referred to above, recognises the cumulative effect that structures and developments can have on amenity.

The houses are already enclosed by properties to the north and the east, increasing the height of No.16 and adding to this sense of enclosure would clearly affect the amenity of residents. The outlook and current open views across No.16 View End Road are an important feature currently enjoyed by these properties. This loss and heightened sense of enclosure would be oppressive and clearly be detrimental to the residential occupiers of these properties.

The proposals would also involve the introduction of a flat roof terrace at roof level. It is considered the terrace due to its height and prominent position would be an intrusive feature. Currently there are no terraces at this level that face the properties in New End. As such the terrace at such a height and distance of 16,5m would give rise to increased overlooking and loss of privacy to the properties in New End,

detrimental to the residential amenities of both nos. 63 and 61 North End. In addition as these properties have limited outdoor spaces their amenity should be protected.

While the properties in New End have rear terraces, this is to compensate for the complete absence of garden space and such features appear to have been constructed with the property. In addition these properties are of a different architectural design.

CONCLUSIONS

Taking these factors into account it is considered the raised height of the mansard roof and the introduction of the roof terrace would adversely affect the residential amenities of the occupiers of both 61 and 63 New End contrary to Policy A1a, and e of the Camden Local Plan and the Amenity Camden Planning Guidance 2021 section 2.11 and 2.14.

Yours sincerely

