



Chartered Town Planners & Architectural Technicians

PLANNING STATEMENT

Proposed Roof Terrace to First Floor Flat (Flat B)

Property Address: Flat B, 49 Pratt Street, London, NW1 0BJ

July 2021

1.0 INTRODUCTION

1.1 This Planning Statement is submitted on behalf of the applicant in respect of a planning application for a proposed roof terrace for a first floor flat (Flat B) at 49 Pratt Street, London, NW1 0BJ. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 APPLICATION PROPERTY AND SURROUNDING AREA

2.1 The existing property within which the flat sits is a three storey terraced property in Camden. The property is in residential use and divided into 3 flats. The proposed balcony is for Flat B located on the first floor.

2.2 The site is located within a predominately residential area. Within walking distance of the site are a wide range of facilities, services and amenities.

2.3 The property has a PTAL rating of 6b (the highest rating). The property is in flood zone 1 and at low risk of flooding. The property is not nationally listed but is locally listed¹. The property is not in a Conservation Area.



Figure 1 – Front façade of 49 Pratt Street

¹ Ref 439: 41a – 55 Pratt Street - [674e9b7b-6fed-d44c-9593-096a22bb271d \(camden.gov.uk\)](https://www.camden.gov.uk/property/439/41a-55-pratt-street)

3.0 PROPOSED DEVELOPMENT

3.1 It is proposed to erect a roof terrace on the roof of the existing ground floor flat. The proposed roof terrace will cover an area of 5.3m². The roof terrace will run along the northern elevations and run along the boundaries of the existing roof.

3.2 It is proposed to finish the roof terrace with a 1.8m obscured glazed screen on the northern, western and eastern elevations. The proposed roof terrace would be accessed via a door from the bedroom which matches the appearance and properties of the existing building.

4.0 PLANNING HISTORY

4.1 There is one planning application at the property of note:

- Application Reference 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 - Approved 3rd July 2019;

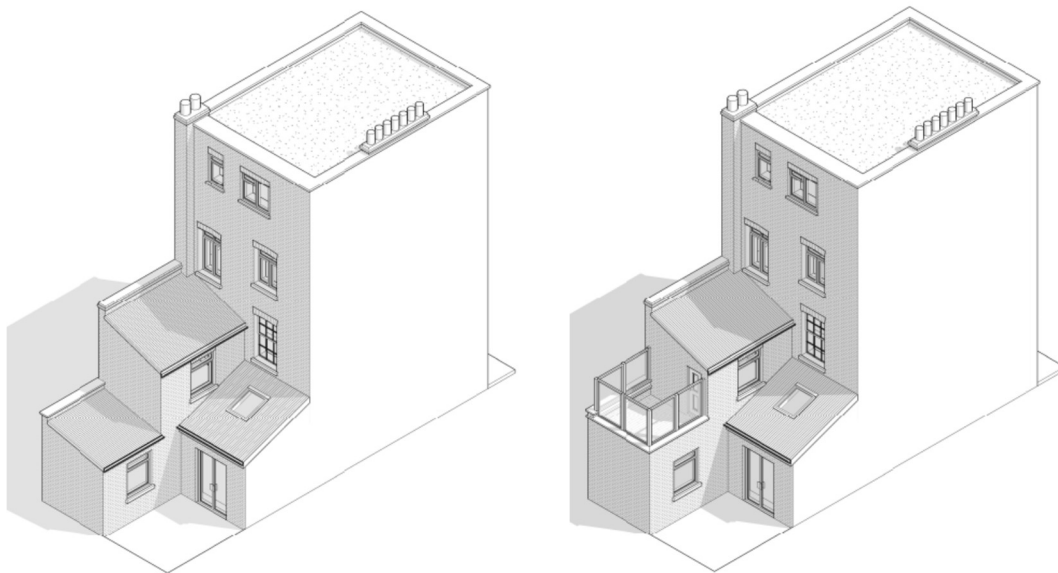


Figure 2 – Isometric View showing the existing (left) rear elevation and proposed (right) rear elevation showing the proposed roof terrace.

5.0 LOCAL PRECEDENT

5.1 There are two local precedent cases of note in close proximity to the site. The first was for a roof terrace which was approved at 51 Pratt Street (2017/5151/P²). Whilst the roof terrace at 51 Pratt Street is front facing rather than this proposal facing the rear, it did not propose obscured glazed screens like this application, nor was the brick wall screen as high as the glazed screen in this application (only 1m in height compared to 1.8m in this application). The roof terrace is also in a much higher and prominent position compared to that which is proposed in this application. It is therefore considered that the front facing roof terrace at 51 Pratt Road does not offer as great a level of privacy for the occupants and has a greater impact on the amenity of neighbouring properties compared to the proposed roof terrace in this application.

5.2 The second local precedent case was for a rear balcony at 9a St Martins Close (App Ref 2004/1287/P) which was approved as part of an application for a new build four storey home which included a third floor rear balcony. Whilst the parapet wall is slightly higher than that at 51 Pratt Street (approximately 1.2m) it is still lower than the proposed 1.8m obscured glazed screen in this application. In addition, like the roof terrace at 51 Pratt Street, this balcony is in a much higher and prominent position compared to that which is proposed in this application

5.3 It is therefore considered that in the case of both of these local precedent cases, the impact on the amenity of neighbouring properties is far greater due to their height (third floor) in their respective building compared to the proposed roof terrace in this application (first floor). The level of screening for both of these roof balconies is also lower than that which is proposed in this application. As a result, it is considered that both of these roof terraces provide less privacy due to the lower height of the screens, as well as a greater impact on the amenity of neighbouring residents.

² [Online Standard Details \(camden.gov.uk\)](https://www.camden.gov.uk)

6.0 PLANNING POLICY

Camden Local Plan (July 2017)

Policy A1 (Managing the impact of development)

6.1 Policy A1 sets out the various criteria that any development proposal would need to meet in order to be approved. It is considered the following points of the policy are of relevance to the application.

6.2 Point E of Policy A1 states that development will be granted unless the visual privacy and outlook of neighbouring properties is impacted. It is considered that the proposal is in compliance with this element of the policy as there will be no loss of privacy or outlook due to the provision of the 1.8m obscured glazed screens.

6.3 Point F of Policy A1 states that development will be granted permission unless it results in the loss of sunlight, daylight or overshadowing. It is considered that the proposal is in compliance with this element of the policy, as there will be no loss of sunlight or daylight and no overshadowing issues as a result of the proposed roof terrace.

6.4 Finally, Point J of Policy A1 states that development will be granted permission unless it results in unacceptable noise and vibration levels. It is considered that the proposal is in compliance with this element of the policy, as it will not result in any unacceptable noise arising from the use of the roof terrace.

Policy D1 (Design)

6.5 Policy D1 sets out the various design criteria that any development proposal would need to meet in order to be approved. It is considered the following points of the policy are of relevance to the application.

6.6 Point a of Policy D1 states that to secure high quality design in development, the council requires that development “*respects local character and context*”. It is considered that the proposal respects the local character with high quality design. In addition, the roof terrace will not be visible

from the front façade and therefore will not undermine the local context and character of the locally listed building or the area in general.

6.7 Point E of Policy D1 also states that developments should “*comprise details and materials that are of high quality and complement the local character*”. The materials used will match existing and are of a high quality finish that will complement the host building and the local character of the area as a whole.

6.8 Finally, Point L of Policy D1 states that development should “*incorporate outdoor amenity space*”. This balcony will serve as additional outdoor amenity space which will provide private amenity space for the occupants whilst also not affecting the amenity of neighbouring residents.

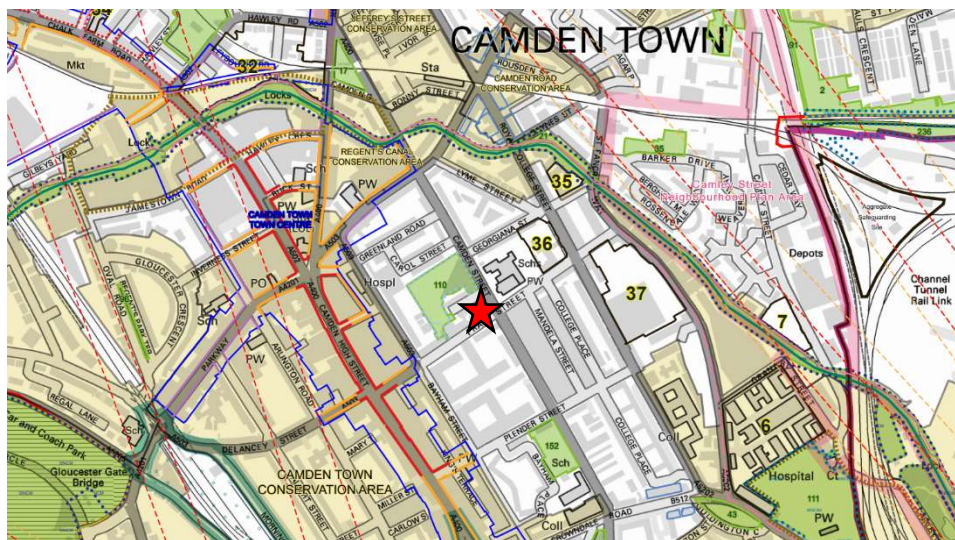


Figure 3 - Extract from Camden Policies Map (2021). Approx. location of site is denoted by red star.

6.9 It is considered the proposed works are in compliance with the above Local Plan Policies in that:

- The works would not result in any increase in the building footprint;
- The proposed roof terrace would be modest in size; and
- The proposed roof terrace area would not be readily visible from any public vantage point.

6.10 It is considered that the roof terrace would not facilitate direct views into any neighbouring windows such that would cause an adverse impact to privacy, as the provision of the 1.8m high obscured glazed screens would prevent this.

6.11 The applicants would also like to draw attention to a recent landmark Court of Appeal Ruling which held that overlooking is not a private nuisance³.

7.0 DESIGN AND ACCESS

Use

7.1 The proposed roof terrace will serve as private amenity space for Flat B.

Amount

7.2 The roof terrace covers a total area of 5.3m².

Appearance and Scale

7.3 The proposed roof terrace matches the style and main features of the main property.

7.4 The proposed roof terrace is also located at the rear of the property and as such is not visible from any public vantage points.

7.5 It is considered that the overall scale of the proposed roof terrace is proportionate to the scale of the dwelling.

7.6 It is considered that the amenity of the adjacent properties (St Martins Close and 47-51 Pratt Lane) are not impacted by the proposed roof terrace.

7.7 The view in the westerly direction currently overlook the rear of properties along St Martins Close. Through the provision of the glazed screen on the western elevation, the amenity for both the users of the proposed roof terrace and the occupiers of properties along St Martins Close would be improved, as the glazed screen would prevent the overlooking that currently exists, whilst also giving privacy for users of the proposed roof terrace.

Access

7.8 The proposed roof terrace is accessed via the proposed door on the first floor from the bedroom, which matches the materials and appearance of the existing building.

³ <https://www.hpwsolicitors.co.uk/library/overlooking-is-not-a-private-nuisance-landmark-court-of-appeal-ruling/>

8.0 CONCLUSION

8.1 The proposed roof terrace would not affect the amenity of neighbouring properties. The provision of the 1.8m high obscured glazed screens would improve the overall amenity of the roof terrace, both for the neighbouring properties and wider area.

8.2 The proposed roof terrace is considered to be in compliance with the adopted Camden Local Plan.

8.3 Any comments the Planning Authority may have for amendments to the proposal would be welcome.