



View of the façade of property



View of the rear of the property

SITE CONTEXT

1.00 MACRO ENVIRONMENT

- 1.01 The property that is the subject of this application is Flat 4, 24 Chesterford Gardens, London NW3 7DE.
- 1.02 The property is in the Redington Frogna Conservation Area.
- 1.03 The property is not Listed.

2.00 MICRO ENVIRONMENT

- 2.01 The application site comprises the top floor (flat 4) of 24 Chesterford Gardens.
- 2.02 The footprint of the building at ground floor is approximately 160 square metres but the area of the top floor apartment is approximately 140 square metres (gross external area).
- 2.03 The site is shown outlined in red on the site location plan, forming part of this application. The applicant owns flat 4 which is on the second (top) floor.

3.00 DESCRIPTION OF PROPERTY

- 3.01 The building extends over the lower ground floor level, ground, first and second floors with one apartment on each floor. Flat 4, the second-floor apartment is a 2-bedroom self-contained apartment.
- 3.02 The roofscape comprises a series of pitched areas with a larger flat roof section in the middle.
- 3.03 The rear garden is divided into 4 – one part for each flat.

4.00 PLANNING HISTORY

- 4.01 Approval was granted on 26th May 1964 to convert the property into the current 4 apartments (ref 14457/1560).
- 4.02 Approval was granted on 1st October 1986 to excavate the front garden and alterations to the front elevation including new windows at basement level (ref 8061871).
- 4.03 This application applies for an almost identical terrace to the one granted consent on 9th July 2021 for number 18 Chesterford Gardens (ref 2021/1322/P). We were the architects who submitted that application.

5.00 PROPOSED SCHEME AND ITS EFFECT

- 5.01 To form a roof terrace on the existing flat roof section of the roof with a glazed access hatch from the second floor below.
- 5.02 To provide 1100mm high black painted mild steel guard rails to the perimeter of the proposed roof terrace.
- 5.03 Both sides and the front of the flat roof area are enclosed by sections of pitched roof and as such the roof terrace guard rail will not be visible from the street or the properties on the opposite side of the street or the immediate adjoining neighbours.

- 5.04 The guard rail at 1100mm high will mostly be behind the existing roof slopes to the front and both sides. The guard rail is higher than the roof ridges but is set back quite some distance from the perimeter of the building so will not be visible from the street. It will only be visible on the rear elevation.
- 5.05 As the flat roof section is set back from the perimeter on all four sides (including the rear) anyone on the roof terrace will not significantly overlook any of the neighboring or adjoining properties or their gardens. Overlooking into the gardens at the rear is greater from the second-floor windows.
- 5.06 To replace the existing garden shed with a new larger one with a ridge height no greater than 2.5m.
- 5.07 This application seeks consent to replace the single glazed timber sashes with double glazed timber sashes matching the existing fenestration and glazing bar configuration.

DESIGN

6.00 CURRENT AND PROPOSED USAGE

- 6.01 The building is four private residential dwellings (Class C3) and there is no proposed change of use.

7.00 DESIGN CONSIDERATIONS

- 7.01 There are several roof terraces on similar properties: 11, 13 and 18 Chesterford Gardens, 23 Redington Road and 17 Frogna Lane.
- 7.02 The roof terrace will only be visible from the rear as is otherwise contained by pitched roof sections which are higher than the flat roof.
- 7.03 The guard rail will not be visible from the street.
- 7.04 There is no loss of amenity to the habitable rooms of any neighbouring properties as the proposed roof terrace is set back from the perimeter of the building.
- 7.05 The proposed roof terrace provides much needed accessible private external amenity space for the occupants of flat 4.
- 7.06 The roof terrace is for private relaxation and so noise will be no more than using a garden space. As such there is no increase in noise nuisance to any neighbouring property.
- 7.07 There is a Velux window to a bathroom on the slope of the neighbouring roof (number 22 Chesterford Gardens) facing this property. This is clear glazed and could be overlooked from the roof terrace if someone were to stand right up against the rail – note that this is equally true of the other nearby roof terraces which have been granted consent. The applicant is happy to pay for obscured glazing to this Velux and/or a blind should the neighbour be concerned. As this window is within 2m of a boundary in accordance with planning policy it should have been fitted with obscured glass when installed as part of the refurbishment works carried out in or around 2013 (planning ref 2013/6516/P) but that the planning department would not have been aware of it as the approved drawings did not include a roof plan or elevations (and the window is not visible from the street) and as such were not able to make this a condition of the approval.

8.00 EXISTING APPEARANCE

- 8.01 The existing building is a detached three-story building over lower ground floor. The roof is formed with a series of pitched roofs around a central lower flat roof section.
- 8.02 The exterior is fair faced red stock brickwork. The sloped roof areas are red pantile with the flat section in zinc.
- 8.03 External window and doorframes and sash elements are white painted timber. Metalwork and rainwater goods are painted black.

9.00 AMOUNT OF DEVELOPMENT

- 9.01 The proposed new roof terrace will not provide any additional internal floor area but will provide approximately 30 square meters of external space to provide amenity to the apartment.

10.00 REFUSE DISPOSAL

- 10.01 No change to the existing.

11.00 CYCLE STORAGE

- 11.01 No change to the existing.

12.00 ACCESS LINKS

- 12.01 No change to vehicular or pedestrian access is proposed. The building is accessible to pedestrians via stepped access from Chesterford Gardens. The apartment is accessed from a central communal staircase. The site is a 9-minute walk from Hampstead Underground Station (Zone 1) and a 10-minute walk to Finchley Road and Frognal Overground Station and a number of bus routes pass close to the site along Finchley Road and Hampstead Village. It scores a PTAL level 3 which identifies reasonable access to public transport. There is on-street parking directly outside the property, on Chesterford Gardens.

13.00 PRE-PLANNING ADVICE

- 13.01 A pre-planning application was not submitted as this application is almost identical to the application which we submitted last year for 18 Chesterford Gardens which was approved (ref 2021/1322/P).

CONCLUSION

14.00 SUMMARY

- 14.01 This application seeks planning approval for a roof terrace with guard rails and glazed roof access.
- 14.02 The proposed roof terrace will not impact on the character of the Conservation Area as it will not be visible from the street being enclosed on three sides by sloping sections of roof and set back.
- 14.03 There is no loss of amenity to the habitable rooms of any neighbouring properties as the proposed roof terrace is set back from the perimeter of the building on all 4 sides. Equally there will be no increase in overlooking into neighbouring gardens.
- 14.04 The addition of a roof terrace will provide much needed amenity in the form of external space to the apartment occupants.

- I4.05 The application seeks planning approval for a larger garden shed. This would be permitted development if the property were not divided into apartments.
- I4.06 This application seeks consent to replace the single glazed timber sashes with double glazed timber sashes matching the existing fenestration and glazing bar configuration. This would be permitted development if the property were not divided into apartments.