

Supporting Statement
Householder Application

**13 Kylemore Road
London NW6 2PS**



Rear elevation of 13 Kylemore Road

1.0 Introduction

This Design and Access Statement accompanies an application for Planning Permission to install a glazed balustrade and formalise the use of an existing flat roof at 13 Kylemore Road as a terrace.

2.0 Planning Context

2.01 General

13 Kylemore Road is a mid-terrace late-19th century dwelling house. The building is neither nationally nor locally listed and is not in a Conservation Area.

2.02 Planning History

There have been a number of recent planning applications associated with 13 Kylemore Road. The most relevant are:

2018/6113/P. Dormer extension to rear roof slope and addition of 2 rooflights in front roof slope. Certificate of Lawfulness: Granted 11.02.2019

2019/0249/P. Erection of a single storey side extension at rear lower ground floor level, involving the removal of an existing external stair and replacement of rear door at upper ground floor level with a window, and replacement of all existing timber sash windows with like-for-like double glazed windows. Householder Application. Granted 02.04.2019

2.03 Other Relevant Applications

And locally, in Kylemore Road, there have been a number of consents granted for works that are similar to what is being proposed in this application; namely:

2010/4458/P. Flat B, 16 Kylemore Road - Erection of rear dormer roof extension and glass balustrading to provide a terrace, and insertion of two rooflights to front roof slope to existing flat (Class C3). Granted 19/10/2010.

2010/6379/P. 21 Kylemore Road – Erection of a dormer, installation of a roof light, and erection of a balustrade associated with the use of the flat roof of the existing three storey extension as a terrace to the rear of the flat on the upper floors (Class C3). Granted 19/01/2011.

2011/2662/P. Flat C, 1 Kylemore Road - Alterations and extensions at roof level including extension of ridge line and associated increase in pitch of hip, dormer window in rear roof slope with door to provide access to roof terrace to be created on roof of rear wing and enclosed by glazed screening, and insertion of two rooflights in front roof slope all in connection with existing residential flat (Class C3). Granted 24/08/2011.

2012/0034/P. 10B Kylemore Road – Erection of dormer window in rear roof slope, creation of roof terrace enclosed by wooden trellis and balustrading at rear second floor level and installation of 2 rooflights on front roof slope all in connection with existing residential flat (Class C3). Granted 13/02/2012.

2012/6016/P. 7 Kylemore Road – Formation of terrace to second floor flat rear with glazed balustrade and replacement of window with door at rear of dwelling (Class C3). Granted, 03/01/2013.

2018/2514/P. 32 Kylemore Road – Use of rear third storey flat roof as roof terrace. Refused, 31/07/2018, Allowed at Appeal 26/02/2019.

2021/0630/P. Flat B, 36 Kylemore Road – Loft extension with associated rear dormer, installation of 3 x roof lights on front roof slope and installation of a glass balustrade on the flat roof of the rear extension to facilitate a roof terrace. Granted, 21/05/2021.



View from roof of 13 Kylemore Road towards the rear of houses in Gladys Road. Note roof terraces.



View from roof of 13 Kylemore Road towards roof terrace at no.7 Kylemore Road.

3.0 Project Description

3.01 Proposals and Materials

The existing flat roof has a low brick balustrade, approximately 700mm above the roof level. Access is available and the guarding is not sufficient to allow safe use - especially for the applicant's children. The proposal comprises the use of the flat roof and the erection of a glass balustrade to allow safe enjoyment as a terrace.

The balustrade will be constructed in 1700mm high (internal dims) etched glass on the sides facing no.11 Kylemore Road and the party wall to no.15 Kylemore Road to maintain the amenity of neighbouring houses. The balustrade will be clear glass to the rear elevation, set back 500mm for the rear wall and 1300mm above the terrace level.

4.0 Access

Accessibility to the house generally is not affected by these proposals. An existing large casement window is converted to a functioning door. Safety of the flat roof area is increased with the introduction of the proposed balustrade.



View of existing flat roof: looking towards the rear of houses in Gladys Road.

5.0 Summary

There is considerable local precedent for such a proposal. In his Decision of 26 February 2019 to allow the appeal against the refusal of a very similar proposal at 32 Kylemore Road, the Inspector said:

"... roof terraces at this level were widely visible within the wider area, many with glazed balustrades similar in form to the appeal proposal. "

and

"My view overall is that the proposal would be seen to replicate many other examples of similar nearby roof terraces that contribute to the established character and appearance of the area. In this context the new roof terrace would not be incongruous or out of keeping but would instead appear as a contemporary change that would be reasonably well assimilated into the fabric of the building and locality."

In both the physical and planning context, this submission aligns with that view and will provide the applicant with a useful outdoor space, adequately shielded from neighbours and safely protected.



Example of frameless etched and clear glass balustrade.