

Delegated Report		Analysis sheet		Expiry Date: 17/05/2022	
		N/A		Consultation Expiry Date: 30/05/2022	
Officer			Application Number(s)		
Ewan Campbell			2022/1188/P		
Application Address			Drawing Numbers		
51 Solent Road London Camden NW6 1TY			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of new roof terrace above existing rear dormer with glazed balustrades and roof light.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	0	No. of objections	0
Neighbour Consultation		A site notice was put up on 06/05/2022 expired on the 30/05/2022 No comments were submitted			
The Fortune Green and West Hampstead Neighbourhood Forum		The Fortune Green and West Hampstead Neighbourhood Forum was consulted but did not comment.			
Site Description					
The site is located on the west side of Solent Road and contains a two storey terrace property The building is not listed and the site does not fall within a conservation area but is within the Fortune Green and West Hampstead Neighbourhood Forum area.					
Relevant History					

No planning history on site.

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

Policy D1 Design

Policy A1 Managing the impact of development

Fortune Green and West Hampstead Neighbourhood Plan 2015

Policy 2: Design and Character

Camden Planning Guidance (CPG)

CPG Home Improvements (January 2021)

CPG Amenity (January 2021)

Assessment

1. PROPOSAL

1.1. The applicant seeks the following:

- Creation of a new roof terrace measuring 9.0sqm on top of the existing dormers.
- New 1.1m high glazed balustrade bordering the terrace
- Creation of openable roof light for entrance/exit

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design
- Amenity

3. ASSESSMENT

Design

3.1.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building. Camden's design policies are supported by Camden Planning Guidance Design.

3.1.2. The proposed roof terrace appears significantly incongruous within the context of the area and located in both an awkward and very prominent position. There are examples of roof terraces within the area however they are all restricted to first and second floors and not above loft dormers; there are no built out and approved examples of similar roof terraces in the area. The examples provided in correspondence with the agent including approved application 2020/2474/P demonstrates the lack of precedent in the area. These are almost exclusively restricted to terraces on the outriggers or the floors below and the property already benefits from a large rear and side dormer arrangement at this level. This proposal would then have a terrace above this level. The roof light alone would not have a significant impact and is considered acceptable however.

3.1.3. Notwithstanding the lack of precedent in the area, the terrace along with the opaque balustrades would add a significant amount of bulk at roof level and contribute to a significant amount of clutter within a prominent position. Solent Road, whist containing numerous dormers and terraces, still maintains a consistent roof line which would be impacted as a consequence of the terrace and balustrades on this level.

3.1.4. The Home Improvements CPG recommends that the terraces should be subordinate to the roof slope and preserve the roof form overall, maintain the existing parapet height and have the balustrades set behind the line of the roof slope or parapet. None of these issues raised have seemingly been considered within the design of the proposal and therefore is contrary to Policy D1 (Design) of Camden's Local Plan.

Amenity

3.1.5. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. This is supported by the CPG Amenity.

3.1.6. In terms of amenity, the terrace is located on the roof and the highest part of the building. Due to the terraced nature of the properties some element of overlooking exists from first floor windows, dormer windows and existing terraces on lower levels. However, due to the location of the terrace, which stretches all the way to the edge of the side dormer, there would be a significant increase in the potential to overlook properties both adjacent to the site on Solent Road and on Sumatra Road. This would lead to a perceived increase of overlooking and loss of privacy for several neighbours. As the balustrades are only 1.1m these will not significant help with these issues as the applicant will still be able to view over.

3.1.7. Therefore the proposal complies with policy A1 of the 2017 Camden Local Plan and the Amenity CPG.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reason:

- The proposed roof terrace and balustrades, by virtue of their location, design, bulk and massing, would result in an incongruous and dominant addition to the existing building. This would cause harm to the character and appearance of the area, local roofscape and streetscene, contrary to Policies D1 (Design) of the London Borough of Camden Local Plan 2017 and Policy 2 (Design and Character) of the Fortune Green and West Hampstead Neighbourhood Plan 2016.
- The proposed terrace, due to its siting and location, would result in direct overlooking, loss of privacy for adjacent neighbours on Solent Road and Sumatra Road It would therefore be contrary to policy A1 (Managing the impacts of development) of the 2 London Borough of Camden Local Plan 2017.