

Delegated Report		Analysis sheet		Expiry Date:	24/06/2022
		N/A		Consultation Expiry Date:	29/05/2022
Officer			Application Number(s)		
Adam Greenhalgh			2022/1303/P		
Application Address			Drawing Numbers		
192 Flat 3 Goldhurst Terrace London Camden NW6 3HN			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Formation of roof terrace, with balustrade, for second floor flat (Flat 3)					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Conditions or Reasons for Refusal:		Refer to Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	0		
Summary of consultation responses:		Site notice: 04/05/2022 – 28/05/2022 Press notice: 05/05/2022 – 29/05/2022			
Site Description					
<p>The site comprises a three-storey, flat roofed, end-of-terrace property containing flats. It is located on the north side of Goldhurst Terrace, on the bend. The flat which this application concerns is Flat 3, located on the second floor.</p> <p>The site lies within the South Hampstead Conservation area. It is not listed. The buildings in Goldhurst Terrace are generally three storeys with pitched roofs. There are flat roofed buildings at 194, 261, 263 and 263a at this end of the Goldhurst Terrace but none have terraces/balustrades on their roofs. The buildings in Goldhurst Terrace are noted as being 'positive contributors' in the South Hampstead Conservation Area Character Appraisal and Management Strategy (SHCACAMS).</p>					
Relevant History					

2015/3911/P - External decked terrace with steps, railings and French door at rear 1st floor level – Certificate of Lawfulness - granted 12/08/2015

2016/1504/P - Erection of a first floor rear extension over existing single storey rear extension – granted 06/06/2016

At Flat 3 79 Aberdare Gardens:

2020/5635/P - Replacement of a sash window with French doors, and the erection of black metal railings in order to allow a flat roof space to be used as a roof terrace at 2nd floor level (rear) – refused 12/03/2021

Relevant policies

National Planning Policy Framework (2021)

The London Plan March 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Camden Planning Guidance 2021

Design: 2 – Design Excellence; 3 - Heritage

Home Improvements: 2.2.3 – Balconies and Terraces

South Hampstead conservation area character appraisal and management strategy 2011

Alterations to existing buildings – page 37

1.0 PROPOSAL

1.1 Planning permission is sought for the formation of a terrace on the flat roof of the main building. The terrace would be set back 2.5m from the front and rear edges of the flat roof. It would span the width of the flat roof, extending from the party wall with no. 190 Goldhurst Terrace to the side edge. A glazed link, hidden by a metal balustrade and planters would give access from the second floor flat (Flat 3). The metal balustrade and planters would enclose the terrace on all sides; front, side and rear.

2.1 ASSESSMENT

The material considerations for this application are summarised as follows:

- Design and effects on character and appearance of Conservation Area
- Amenity of neighbouring residential occupants

2.2 Design and effects on character and appearance of Conservation Area

2.2.1 Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 'Alterations to Existing Buildings' in the SHCACAMS notes: 'Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. An Article 4 Direction was introduced to control loss of historic features, original details and verdant front gardens in 2010 however other elements which currently need planning consent and have marred the character of the area are: *Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street.*

2.2.3 Within the Heritage section of the Council's Design CPG it is noted that '*The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area*'. For non-designated heritage assets such as the application building, '*The Council will protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset*'.

2.2.4 The site occupies a prominent location on the bend in Goldhurst Terrace. The front and side of the building are clearly visible from the public domain (i.e. Goldhurst Terrace) and there are lesser views of the rear elevation from Aberdare Gardens and neighbouring properties to the rear.

2.2.5 The existing building is significant in the streetscene and the South Hampstead Conservation Area because it is an example of a large terraced late-Victorian property, in red brick, with a particularly distinctive and attractive roof, including gables. The SHCACAMS notes 'Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, elaborate timber doors and windows' (Conservation Area Appraisal, S.3.1).

2.2.6 The proposed metal balustrade, planters and any future rooftop accoutrements would be an inappropriate feature which would detract from the heritage and townscape value of the building and would harm the character and appearance of the Conservation Area given the clear visibility they would have from the public realm on Goldhurst Terrace.

2.2.7 The proposed metal railings and planters would undermine the contribution to the townscape of the positive contributor to the Conservation Area and would detract from the established character and architectural appearance of the surrounding Conservation Area. Whilst officers appreciate the importance of outdoor amenity space, we need to balance this against our duty to preserve the boroughs heritage assets, including conservation areas. In this instance, there are no public benefits which would off-set the harm the proposals are considered to cause to the character and appearance of the positive contributor and surrounding conservation area.

2.2.8 It should also be noted that there are no other roof terraces at any neighbouring properties which define the character or appearance of the area.

2.2.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. For the combination of reasons set out above the proposed development would fail to preserve or enhance the character and appearance of the wider Hampstead Conservation Area.

2.3 Amenity of neighbouring residential occupants

2.3.1 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, overlooking, outlook and implications on daylight and sunlight. CPG - Amenity provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 The proposed roof terrace would not result in any direct overlooking of any rooms, terraces or gardens at any neighbouring sites. Additionally, the proposal would be unlikely to result in excessive noise or disturbance at any adjoining sites or for the occupiers of the flats below. Notwithstanding the comments on the effects on the character of the conservation area (see above), the proposal would not result in any harmful overshadowing or loss of outlook from any neighbouring rooms or gardens and there would be no loss of security for any neighbouring occupiers.

2.3.3 It is concluded that the proposal would not result in any undue loss of amenity for the occupiers of any surrounding properties, contrary to policy A1 of the LB Camden Local Plan.

3.0 CONCLUSION

3.1 The proposed terrace with its metal balustrade and associated additions, by way of their design and siting, would represent inappropriate features which would detract from the heritage and townscape value of the building and would harm the character and appearance of the Conservation Area. The proposal is therefore contrary to policy D1 (Design) and policy D2 (Heritage) of the LB Camden Local Plan 2017.

4.0 RECOMMENDATION

4.1 Refuse planning permission

