



Chartered Town Planners & Architectural Technicians

## **DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT**

Ground floor rear extension with flat roof terrace area above,  
and alterations to rear elevation.

**Property Address:** Flat 1, 47 Netherhall Gardens, NW3 5RJ.

**October 2022**

## **1.0     INTRODUCTION**

**1.1**     This Design and Access / Planning / Heritage Statement is submitted on behalf of the applicant in respect of a planning application for a ground floor rear extension with flat roof terrace area above, and alterations to the rear elevation. 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 is a 2-3 storey property located on the north side of Netherhall Gardens. The property is divided into flats.

**2.2**     The property is not listed but is within the Fitzjohns Netherhall Conservation Area.

**2.3**     There is variety in architectural form and style in buildings nearby. There are also many examples of roof terraces in the wider area including at the property directly next door (No. 47) and also No's 53 and 55 Netherhall Gardens to name but two.



*Figure 1 – Rear Elevation of No. 47 Netherhall Gardens.*

### **3.0 PROPOSED DEVELOPMENT**

**3.1** It is proposed to construct a modest rear extension of approx. 24m<sup>2</sup> to the rear at ground floor level. The extension would provide for an enlarged and reconfigured kitchen / living / dining area. It would be finished with brick to match the existing property and have large glazed sections.

**3.2** A flat roof is proposed for the extension and on top of this it is proposed to form a terrace area. Associated with the terrace use it is proposed to install boundary railings to the northern and western edges to a height of approx. 1.1m, and to the eastern edge it is proposed to have an obscure glazed privacy screen to height of approx. 1.8m. A bedroom window is to be removed and in its place an access door to the terrace would be formed (of broadly same width as window to be replaced).

**3.3** The terrace would have a small usable area of approx. 10m<sup>2</sup> - just enough to accommodate 1-2 sun loungers, or a small table and 1-2 chairs. The terrace would facilitate much desired additional private outdoor amenity space.

**3.4** Covid-19, although abated, has reinforced the importance of flexible home environments, and outdoor residential spaces and the quality thereof. In initial Covid lock-downs many flat owners/residents effectively became house-bound with no/limited convenient or safe access to outdoor space. Covid has emphasised the importance of having flexible home environments and private outdoor spaces at properties, particularly flats, and it is considered that alterations to flats to facilitate amenity space should be viewed pragmatically and favourably by all local authorities. The applicants require the proposed extension to enhance flexible use of the flat, and the terrace area to provide additional private amenity space and thus enhance quality of life in the flat.

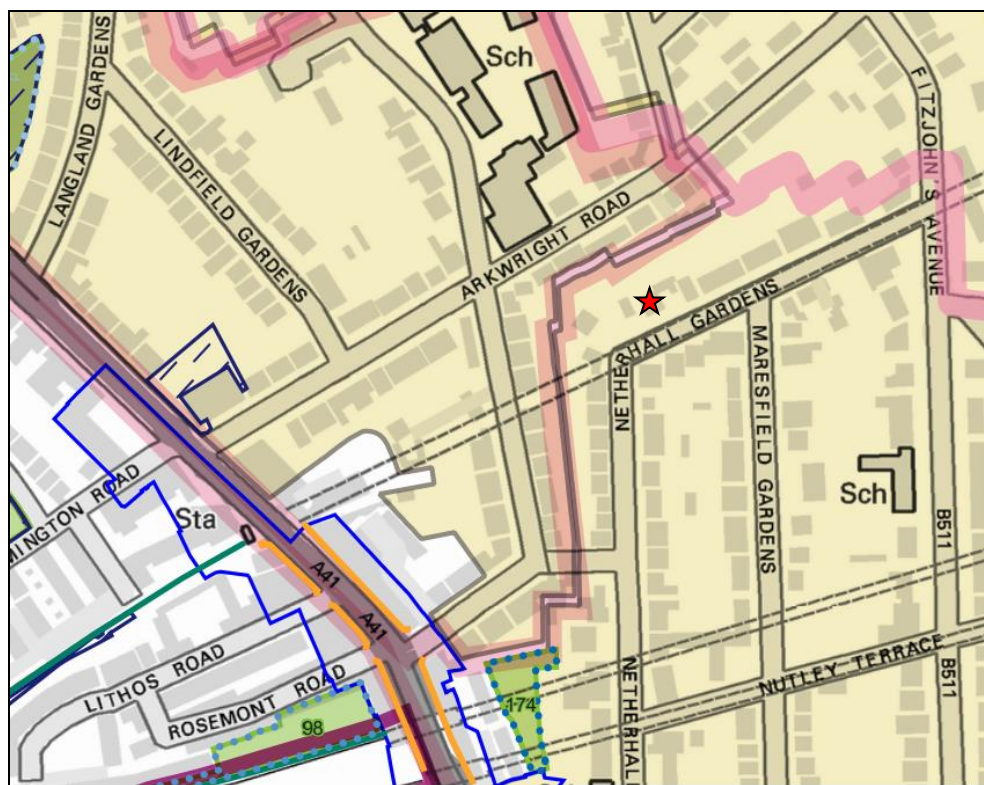
#### **4.0 PLANNING HISTORY**

**4.1** A review of Camden online planning records does not reveal any recent/ relevant planning records for the property in question.

#### **5.0 PLANNING POLICY**

##### **Camden Local Plan (2017)**

**5.1** As can be seen in Figure 2 below, the site is not affected by any planning designations other than being in a conservation area..



*Figure 2 – Extract from Lambeth Local Plan Policies Map. Red star indicates approximate location of site.*

**5.2** Policies C1 (health and wellbeing), A1 (managing the impact of development), D1 (Design) and D2 (Heritage), are of relevance to the proposed development. In short these require that development: provide high quality environments, provide good levels of amenity for occupants and not adversely impact on neighbouring amenity; that development be of high quality design, and that development does not adversely impact on heritage assets. *The proposed development is considered compliant as follows:*

- *The works would have minimal impact on the visual appearance of the building. There would be no adverse impact on the public realm – the extension would have a largely lightweight appearance comprising as it would mostly glazing, and the terrace railings and glazed screening would be seen against the backdrop of the upper floors to No. 47 to the north. No alterations are proposed to the external elevations of the building.*
- *There would be no loss of surrounding amenity as a result of the proposed works – this is discussed further in section 6 below.*
- *Roof terraces are a common feature in high density urban areas.*
- *Heritage impacts are discussed below.*

### **Fitzjohns Netherhall Conservation Area**

**5.3** The property is not locally listed, nor Grade I or II listed.

**5.4** The property sits within the Fitzjohns Netherhall Conservation Area. A review of the relevant Conservation Area Statement and Management Strategy (2001) indicates that the special character of this area is multi-faceted but in large part derived from: avenues and views, substantially scaled properties in generous grounds, mixture of high quality architectural styles, mature/verdant street character, and predominantly residential/institutional/educational land use character. No. 47, amongst many other buildings, is noted as making a ‘positive contribution’ to the conservation area.

**5.5** Development of the nature proposed is not cited in the Appraisal and Management Strategy as being a negative feature or threat.

**5.6** It is considered the proposed works would have negligible impact on the character and appearance of the conservation area. No noteworthy original features would be materially affected.

**5.7** 4D Planning have a recent appeal decision for works in a conservation area whereby the Planning Inspector fully accepted that there can be differences and subtleties between properties in conservation areas. In Appeal Ref. No. APP/Q5300/D/21/3274676 concerning a hip to gable, rear dormer and other alterations to a property in a conservation area, in upholding the appeal the Inspector noted:

*“Whilst I accept that this would involve a change to the appearance of the front elevation, it would not, in my judgement, significantly affect the character or appearance of the host property or the contribution that it makes to the MCA. As I confirmed above, there are a variety of roof styles and building forms within the area. Some properties have projecting gables at the front or two storey gables to the side (including No.9). The proposed gable end would not, therefore, be out of character within that context, it would be subservient and proportionate and would add to the variety of building styles/forms that is a feature of the area”.*

***It is strongly submitted that the proposed works would be subservient to the host property and would not materially alter the host building style and form, nor would the works be out of character on the street which has a variety of extension forms.***

### **Home Improvements – Camden Planning Guidance (2021)**

**5.8** Section 2.1.1 of this Guidance deals specifically with rear extensions. It states that rear extensions should:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden;*

***The proposed rear extension fully complies with this guidance. The approach of using large amounts of glazing ensures it has a lightweight, complimentary and ancillary relationship with the host building.***

### **Design CPG 1**

**5.9** Section 5 of this Guidance deals specifically with roof terraces. It states:

*“5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.*



*5.24 Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:*

- *detailed design to reduce the impact on the existing elevation;*
- *careful choice of materials and colour to match the existing elevation;*
- *possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;*
- *possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and*
- *need to avoid creating climbing opportunities for burglars.*

*5.25 A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:*

- *The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.*
- *A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.*
- *It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.*
- *Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.*
- *It should not result in overlooking of habitable rooms of adjacent properties”.*

***The proposed terrace is considered to fully adhere to this guidance. There would be minimal impact to the appearance of elevations. There are no long range views of the rear of the property from main thoroughfares. As stated, the terrace would be seen against the backdrop of adjoining higher buildings.***

## **6.0 RESIDENTIAL AMENITY**

**6.1** It is not considered there would be any adverse amenity / privacy impacts arising from the proposed works. The extension would abut a rear projection on the neighbouring property and not extend any further beyond this.

**6.2** Any over looking from the terrace would not be materially different than what is possible from ground and upper floor windows at present.

**6.3** The terrace would not give rise to any noise / nuisance over and above what any rear garden would provide. We note other Planning Inspectorate precedent in assessing an appeal on a London property relating to a terrace:

*“The Council’s refusal reasoning raises concerns about the ‘possibility’ of noise and disturbance to neighbouring occupiers. However, this is a residential area and a certain amount of noise is therefore inevitable. No evidence has been adduced to suggest that future users of the terrace would generate unacceptable levels of noise”.*

(Ref: APP/A5840/W/15/3129093).

*“Due to the close proximity of the proposed roof terrace to the top two floors of 4 Stoke Newington High Street, the introduction of noise and activity at this level in this location has the potential to cause disturbance to the occupiers of 4 Stoke Newington High Street. However, it is not uncommon to find roof terraces or gardens in close proximity to neighbouring properties in urban areas and there is nothing to indicate that residents would behave in an antisocial manner or generate significant amounts of noise whilst using the area. Therefore, I do not find that this increase of noise and activity would be so intense as to significantly disturb the neighbouring occupiers”*

(Ref: APP/U5360/D/22/3300729).

***In recent years 4D Planning have successfully gained planning permission and won appeals for raised terraces on a significant number of properties in various London boroughs, and it is our opinion that the terrace in question is appropriate to the host property and would not have any adverse impacts to neighbouring residential amenity.***

## **7.0 CONCLUSION**

**7.1** The proposed development is considered to be in compliance with the Camden Local Plan and design guidance. There would be no adverse impacts to neighbouring residential amenity, and no adverse impacts to the character and appearance of the conservation area.