

Delegated Report		Analysis sheet		Expiry Date:		11/07/2022	
		N/A		Consultation Expiry Date:		14/11/2022	
Officer				Application Number(s)			
Amy Ly				2022/2099/P			
Application Address				Drawing Numbers			
179 Malden Road London Camden NW5 4HT				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace (as approved under planning permission granted 04/04/22 (Ref: 2021/6172/P) and creation of roof terrace at third floor level on mansard by installing timber decking, rooflight and balustrading.							
Recommendation(s):		Refuse planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>Site notices were displayed on 13/07/2022 and expired on 06/08/2022. The application was re-advertised on 21/10/22 by way of site notice which expired on 14/11/22. The application was re-advertised as the description of development was incorrect on the original notice referring only to the terrace and not the whole development proposal.</p> <p>No responses from neighbouring occupiers were received.</p>					

Site Description

The application site is located on the southern side of Malden Road. The building is a three-storey Victorian terrace building, containing flats. The flat which this application concerns is located on the first to third floors.

The site is not within a Conservation Area or neighbourhood plan area, and the building is not listed. The buildings within this part of the terrace are characterised by a butterfly/V-shaped parapet to the rear, stucco plinth with brick facades and original timber sash windows. There are no other examples of roof terraces within the Malden Road terrace. The neighbouring buildings are generally residential properties containing flats and mixed use buildings with commercial units on the ground floor.

Relevant History

Relevant planning records at the application site:

2021/6172/P - Erection of first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace.– **Granted 04/04/2022**

No relevant planning records at the neighbouring sites.

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

Policy A1 – Managing the impact of development

Policy D1 – Design

Camden Supplementary Planning Guidance (2021)

CGP - Design

CPG – Home Improvements

CPG - Amenity

Assessment

1. Proposal

1.1 Planning permission is sought for the erection of a first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace, and creation of roof terrace at third floor level on mansard by installing timber decking, rooflight and balustrading. The proposed first floor rear extension would have a sloped form, with 2 rooflights, and infill the existing balcony on the first floor with a small set back. The proposed roof extension would take the form of a traditional mansard roof extension with front and rear projecting windows and a rooflight. The mansard would sit behind the front parapet and in from the rear elevation and below the height of the party walls; retaining the V-shaped valley at roof level on the rear elevation. The dormer windows would have timber box frames to match the existing fenestration. The first floor extension, mansard roof extension and external staircase have previously been approved under planning permission granted 04/04/22 (Ref: 2021/6172/P). There have been no changes to these works, to their context or the planning policies against which they are to be assessed since that permission was granted. These

elements of the current application are therefore considered to be acceptable in design and amenity terms.

1.2 The proposed timber decking, a rooflight and balustrading to form a roof terrace are new elements and would be located on the flat roof of the mansard roof extension on the main building. The terrace occupies the entire footprint of the flat roof of the mansard, and would be set back 1.2m from the front and rear parapets on the main building. It would span the width of the flat roof, extending from the party wall with no. 177 Malden Road to no. 181. A new rooflight to the side of the flat roof and a new internal staircase would give access from the first to third floor flat. The black metal balustrade would enclose the terrace on all sides; front, side and rear.

2. Design

2.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

2.2 In accordance with Camden planning guidance and policies, the creation of roof terraces can provide valuable amenity space for occupiers who would otherwise have little or no exterior space. However, in some cases they can also cause nuisance to neighbours including overlooking, overshadowing, noise, light spillage and security issues. 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 respect the character and context of the site and area;
- Whether they are highly prominent and would have an incongruous appearance on the host or neighbouring buildings;
- Whether the size of the roof terrace provides the ability to combine space both for the occupier and planting for biodiversity, the latter potentially giving occupiers access to nature;
- Adequate safety and security measures are used to prevent accidents or crime.

2.3 The site occupies a prominent location near the junction of Southampton Road and Malden Road. The front of the building is clearly visible from the public domain (i.e. Malden Road) and there are lesser public views of the rear elevation from Quadrant Grove. The neighbouring properties to the rear and side on Quadrant Grove and Southampton Road face the rear of the application site.

2.4 The application site benefits from a recently approved mansard extension (ref: 2021/6172/P, granted 2022), which is to be the first on the street and would make no. 179 the tallest building within the terrace group. This is a traditional way of extending properties of this nature/form at roof level. The proposal is to add railings to create a roof terrace above the mansard roof.

2.5 The proposed metal balustrade, any planters and any future rooftop accoutrements would be highly visible in this location and are considered to be an inappropriate feature which would detract from the roofscape, value of the building and would harm the character and appearance of the terrace and wider area. There would be clear visibility of them from the public realm on Malden Road. They would also be highly visible in private views from the rear of neighbouring properties on Quadrant Grove and Southampton Road.

- 2.6 Whilst officers appreciate the importance of outdoor amenity space, it is necessary to balance this against our duty to preserve the local environment. In this instance it is considered that it would cause harm to the character and appearance of the host building, detracting from the form, style and character of the building and wider area. It should also be noted that there are no other roof terraces at any neighbouring properties within the terrace which define the character or appearance of the area. Although there are roof terraces along Southampton Road and Quadrant Road properties to the rear, these terraces are of a different housing typology.
- 2.7 The addition of the railings and the use of this roof as a terrace by reason of location on the building, prominence and design, would represent an inappropriate feature which would detract from the character and appearance of the host building and the wider street scene contrary to policy D1 (Design) of the Camden Local Plan 2017.

3 Amenity

- 3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development on their amenity 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. Relevant to the application are privacy and noise considerations. In terms of loss of light and outlook, the proposals are not considered to raise any concerns.
- 3.2 Although the proposed roof terrace would likely cause some overlooking impact to the gardens at the rear of the neighbouring sites on Southampton and Quadrant Grove, this would be minimal (given the height and set back) and is not considered to be an unacceptable impact on neighbouring amenity. Additionally, the proposal would be unlikely to result in excessive noise disturbance at any adjoining sites or for the occupiers of the flats below.
- 3.3 The proposed terrace, due to its location, design and siting, and relationship to neighbouring properties, would not result in harm to the neighbouring amenity in terms of loss of light, outlook, light pollution or noise, in accordance with policy A1 of the Camden Local Plan 2017.

4 Recommendation

- 4.1 Refuse planning permission