

GROUNDS OF APPEAL

**ROOF CANOPY & ROOF GARDEN/TERRACE
 (CONVERSION OF EXISTING ROOF STRUCTURE TO PROVIDE
 COVERED ROOF ACCESS AND ROOF GARDEN/TERRACE)
 REPLACEMENT OF 3RD FLOOR ROOF CANOPY**

**AT
 148 GLOUCESTER AVENUE
 PRIMROSE HILL
 LONDON
 NW1 8JA**

Prepared for Mr S. Neave
 by
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PLANNING APPEAL FORM – Continuation sheet.

Appellant:

Simon Neave
148 Gloucester Ave
Primrose Hill
London
NW1 8JA

H - GROUNDS OF APPEAL

TOWN AND COUNTRY ACT 1990 – APPLICATION NO: 200791HH

**Town and Country Planning Act 1990
(Development Management Procedure) (England) Order 2015**

Site: 148 Gloucester Ave, Primrose Hill, London, NW1 8JA

**Proposed replacement of
ROOF CANOPY & ROOF GARDEN/TERRACE
(CONVERSION OF EXISTING ROOF STRUCTURE TO PROVIDE COVERED
ROOF ACCESS AND ROOF GARDEN/TERRACE)
REPLACEMENT OF 3RD FLOOR ROOF CANOPY**

- 1.1 Our Client's brief was to replace the existing covered roof structure that at present requires major repairs, with a more appropriate and appealing structure of timber cladding and glass screen, giving an open appearance and less visual impact from the street.
- 1.2 148 Gloucester Ave, is located North of Regents Park and Primrose Hill and South of Adelaide Road B509, and backs onto the main line railway line extensive train carriage servicing tracks & a 24/7 network rail track maintenance depot.
The site benefits from excellent roads and rail network connections including bus routes, and Chalk Farm station over the railway bridge
The site also benefits from an array of excellent community and leisure facilities including the shops and cafes of Primrose Hill, the open spaces of Primrose Hill and nearby Camden High Street and Camden Market.
The site is positioned within a group of terraced properties of four storey dwellings with retail/office/service offices at ground floor/street level. The site adjoins the Pembroke Public House
The terraced four storey property has a rear yard area and backs onto the main railway line with the Camden Roundhouse beyond.

1.3 This property has enjoyed the benefit of existing roof access, covered canopy and roof garden/terrace. These features are not unique in the Primrose Hill conservation area. There are many examples of roof level structures including extensions and glazed buildings and therefore it has no overall detrimental impact on character of the local streetscape or roof-scape. Taken as a whole, roof extensions of varying size & design are a well established part of the street scene. Because of the very limited public view from street level the proposed roof structure would be neither prominent nor obstructive. 120 Gloucester Avenue, by example, has an above roof line structure hidden from view by a fence.

1.4 The site is located within the Primrose Hill Conservation Area

For recent planning history we refer to the letter received from London Borough of Camden dated 01/06/2016 from Kristina Smith.

Planning application 9400599 was granted on 02/12/2004 for a roof conversion.

1.5 Proposals for the plans have been the subject of a number of initial design consultations and the pre-application dated 06/06/2006.

There have been a number of revisions during the design process. Some of the main design issues and details identified during the consultation period and included within the final design proposals are summarised as follows:

The replacement of like for like materials to maintain the structure will allow for marine quality plywood sheeting to form the main roof access together with horizontal slated battens to reduce the visual impact of the structure. This will also be reduced by insertion of glazed panels to minimise visual impact. The roof garden again will have a slatted timber batten construction with glazed roof to provide shelter and light to plants and shrubs etc.

The small roof shelter on lower terrace is to be replaced for a like for like structure again with slatted battens to reduce visual impact.

The solar panel housing erected in August 2006 attracted no comment of any kind from anyone until its presence was challenged by Camden in 2011. A Camden officer inspecting adjoining 146 noticed it.

Nearly five years of no objection indicates the structure caused no public concern.

In late 2016 after high winds a trellis fence was erected to protect vulnerable plants.

This had the effect of making the structure invisible from street level.

There continue to be no complaints about the structure or the trellis fencing to the present day - 15 years from the erection of the structure and almost 5 years since the trellising was put up in September 2016.

The previous application in 2021 was refused, however this application has since been revised to omit one section of roof structure canopy to reduce height, mass and scale impact by almost 50% and also the height has been lowered to reduce impact and be no higher than chimney pots.

The reinstatement of timber trellis therefore results in a like-for-like visual impact and so there is no visible difference from street level to the existing structure that already benefits the client.

- 1.6 The previous application in 2021 was refused, however this application has since been revised to omit one section of roof structure canopy to reduce height, mass and scale impact by almost 50% and also the height has been lowered to reduce impact and be no higher than chimney pots. The reinstatement of timber trellis therefore results in a like-for-like visual impact and so there is no visible difference from street level to the existing structure that already benefits the client.
- 1.7 We believe the new design of the lower roof canopy does not cause any overbearing especially when compared to other roof structures in the locality. This conversion of existing structure is of similar or smaller sizes to those others in the vicinity and also of similar and matching materials to others in the Camden and Primrose Hill areas.
We believe this proposal does:
- a. Achieve a high quality of design.
 - b. Respect the character and appearance of the existing property
 - c. Respect the character and appearance of the surrounding area
 - d. Preserve the amenities and benefits of the neighbouring property

Reasons for Refusal:

- 2.0 The reasons given for refusal appear to be:

the proposal would mean that 'The roof would become a visually intrusive, alien, and dominant feature where the purpose of planning guidance on roof extensions in the conservation area is that extensions should be subservient to the original main building.

We disagree with the council refusal based on the fact that the roof structure is existing and replacing an existing structure. There is a small increase in height but only to make accessible at door height 1.8m. The structure is open and clad with screens with glazed panels making almost transparent appearance from street level. When seen from the pavement the proposal will be no different than the existing structure and would argue less visible and less visually intrusive. It certainly will not be a dominant feature

- 2.1. *The development, by reason of its size, bulk, location, materials and detailed design, would be an incongruous and dominant addition which would harm the character and appearance of the host building, the wider terrace and the Primrose Hill conservation area*

Again, We disagree with the council refusal based on the fact that the roof structure is existing and replacing an existing structure. The size, bulk and location are as per existing structure. The materials are an upgrade on the original structure for example replacing plastic clear sheeting with glass and replacing plywood cladding with horizontal timber slatted cladding giving a more 'open' appearance.

The glazing would actually be less intrusive than the plastic sheet cladding.

The proposal is not dominant and there are many roof structure examples in the immediate vicinity that are much more dominant than this proposal.

SUMMARY

- 3.0 This proposal we consider to be well designed, using sympathetic and matching materials, as well as improving the access and well being of the owner. The improved access to the roof terrace will provide a welcoming addition to the existing roof scape, as well as improving the lifespan and general maintenance of the building, which we consider is an improvement to the appearance of the area and not harmful as suggested by the planning officer.
- 3.1 We ask the Planning Inspectorate to approve this proposals that:
Ensure high quality design and materials.
Respect the character of the area.
Contribute to the environmental improvement.
Incorporate green principles in the design.
- 3.2 We ask the Planning Inspectorate to consider policies noted for extensions and alterations to existing dwellings
The proposal would not cause significant loss of amenity or destroy the character of the local area
The proposal includes matching or enhancing use of materials
The proposal is subordinate to the existing dwelling.
The proposed roofline is no more visible from the street than the existing structure and is less intrusive than other neighbouring roof extensions
The proposal does not result in harm to the local area or the neighbours.
- 3.3 With reference to all of the above, we consider there to be many precedents that give sufficient grounds to give a favourable decision to the proposed conversion of existing roof structure to provide covered access and improved roof garden/terrace.
We believe this is a positive addition to the dwelling, the local environment, the quality of light and space, and helps to improve the living conditions, quality of life and well being of the owners and family.

Yours faithfully,

Simon Middlehurst

Simon Middlehurst
BSc.DipArch(Hons). RIBA
RIBA Chartered Architect

APPENDIX A

11.00 SITE PHOTOGRAPHS

Image 1

Existing Front Elevation : 148 Gloucester Ave, NW1



Image 2

Existing Side View : View from Gloucester Ave



Image 3

Existing neighbouring roof structures: Gloucester Ave.



Image 4

Existing neighbouring roof extension: Gloucester Ave



Image 5
Neighbouring Roof Structures



Image 6
Neighbouring Roof Structures



image 7
Neighbouring Roof Structures



Image 8
Neighbouring Roof Glass Structures



Image 9

Neighbouring Roof Structures at 120 Gloucester Ave, NW1



Image 10

Neighbouring Roof Structures Gloucester Ave, NW1

