

# CONSULTATION SUMMARY

## Case reference number(s)

2023/0603/P

## Case Officer:

Adam Greenhalgh

## Application Address:

73 Flat 2nd Floor  
Haverstock Hill  
London  
Camden  
NW3 4SL

## Proposal(s)

Addition of 600mm to boundary fence with 71 Haverstock Hill and provision of planting/balustrade in association with use of 2nd floor flat roof as a terrace.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
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<b>Summary of representations</b>	<p>Site notice displayed 03/03/2023 to 27/03/2023</p> <p>Press advertisement publicised 09/03/2023 (Expiry 02/04/2023)</p> <p>Two letters of objection received; one from a neighbouring occupier on Haverstock Hill and one from a neighbouring occupier in Steele's Mews South. Objections raised relate to:-</p> <ol style="list-style-type: none"><li>1. No previous permission for formation of the flat roof terrace.</li><li>2. Overlooking of neighbouring flats (rooms and garden) to side and rear of the site. Plant screen could be removed. Screening is inadequate.</li><li>3. Visual and structural impact of unsightly balustrade on tall boundary wall. Harm to character/appearance of Conservation Area.</li><li>4. Potential communal use of roof terrace by all occupiers of the building.</li><li>5. Loss of outlook due to erection of additional 600mm of fencing.</li></ol>
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6. Fire risk and inadequate escape from terrace.

**Officer response:**

1. The flat roof of the existing two storey rear outrigger is in use as a terrace with a door from the second floor flat in the main building giving access thereto. The Council is aware of this as an enforcement case (EN22/0894) has been opened to look into this. The use of the flat roof as a terrace cannot be prevented per se, as there are no previous planning permissions with conditions which prevent its use as a terrace. By way of the current application, which proposes boundary treatments to the terrace, the applicant seeks to obtain consent for a form of development which would address the design and amenity issues arising.
2. The proposal has been amended by way of the siting of a 1.7m high opaque glass screen on the southern side of the terrace (facing no. 71 Haverstock Hill) and 1 – 2m from the rear boundary with 5 Steele's Mews South. This will prevent any potential overlooking of rooms or amenity areas at these neighbouring properties. A condition shall be attached that the opaque glass screen shall be provided prior to use and permanently retained thereafter.
3. The proposed development (i.e. 1.7m high opaque glass screens and additional 600mm of fencing on the existing fence on the boundary with no. 71 Haverstock Hill) would not be unduly overbearing or visually intrusive. The development would not be in the direct line of sight from any neighbouring rooms or gardens and it would not impact unduly on the spatial character or appearance of the area. No undue harm would be caused to the heritage or townscape quality of the area for any neighbouring occupiers.
4. The terrace is only accessible from within the second floor flat and it would not be accessible for users of the restaurant.
5. The additional 600mm to the existing fence on the boundary with 71 Haverstock Hill would not result in any undue loss of outlook from any rooms or the garden. These would retain a similar outlook to the rear and to the south.
6. Fire safety and escape routes are not matters upon which applications of this size and nature can be considered/decided.

**Recommendation:-**

**Grant planning permission**