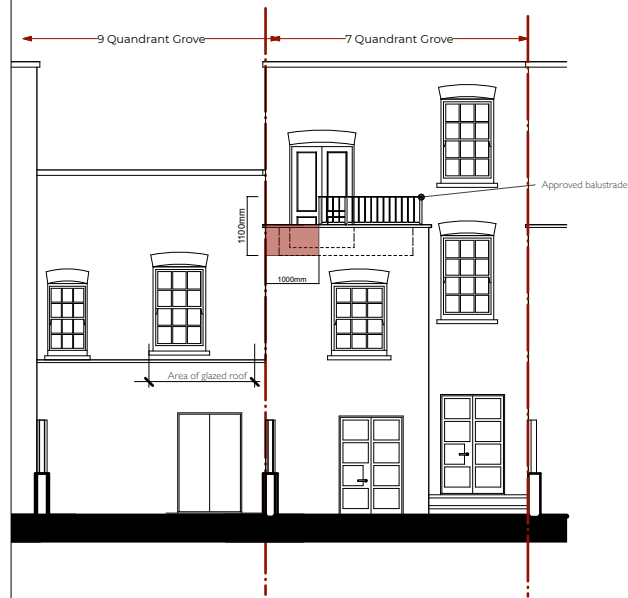
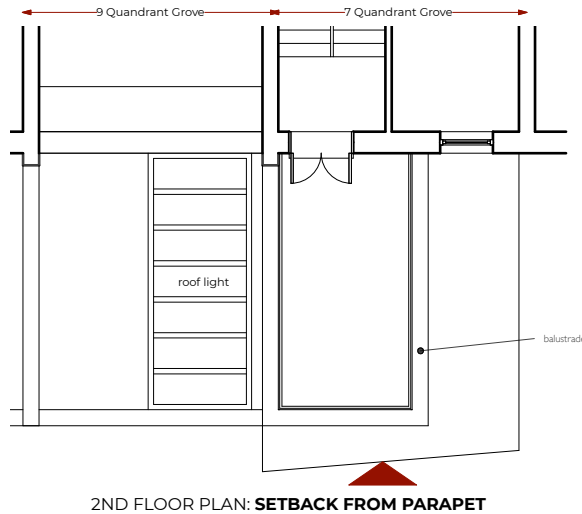
2ND FLOOR PLAN: **APPROVED**ELEVATION: **APPROVED**

## 2012 APPROVED SCHEME

These drawings delineate the full planning approval, ref. 2012/4609/P, for a terrace balustrade at no 7 Quadrant Grove, which required a 1 meter setback from the boundary. The setback was conditioned, based on an objection from the resident at no. 9 Quadrant Grove, over a perceived loss of privacy in his kitchen via his roof light, at ground floor. It is not clear that a planning officer visited the site to ensure that the overlooking objection was valid, and further in this document we will demonstrate that views from the second floor roof terrace at no. 7 will not lead to a loss of privacy at no. 9.

The approved drawings for the application show the balustrade mounted around the perimeter of the existing parapet, and were never superseded by drawings showing the approved scheme with the setback. The approved scheme was never built, because it is not implementable for the following reasons:

- 1.) The location of the balustrade bisects the existing door, preventing one to access the terrace.
- 2.) The setback would leave a large portion of the flat roof inaccessible to maintain. Health and Safety Executives working at height regulations say that all areas of a flat roof should be safely accessible for maintenance with a 900mm high edge protection. By moving the balustrade in 1m the outside portion has no edge protection and is therefore not safely accessible for maintenance. Flat roofs require a great deal of maintenance, and the large area made inaccessible by the setback would create a significant health and safety risk.
- 3.) The width of the terrace is limited, and does not allow for sufficient outdoor area, as has been afforded to many of the other residents on Quadrant Grove.



## BALUSTRADE SETBACK FROM PARAPET

The condition for a 1 meter setback is the result of a compromise to an objection made by the resident at no 9, to mitigate the perceived over looking of his kitchen, via his glass roof. As there has been to date no site visit from the council to assess the validity of this objection, we feel that a decision based solely on this objection to be unfair.

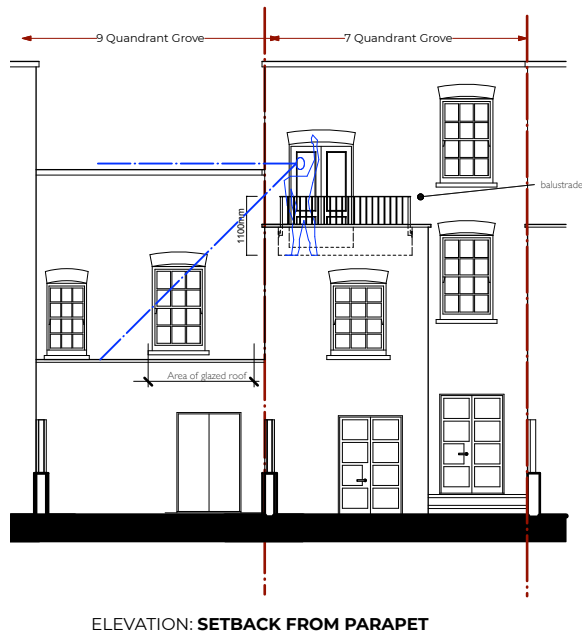
We are proposing mounting the balustrade to the interior face of the existing parapet, which would be 300mm from the edge of the roof, which would further mitigate the neighbours concerns.

1.) A balustrade set 1 meter back from the parapet wall is not necessary to mitigate loss of privacy at no. 9 - and will cause health and safety issues related to the maintenance of the flat roof on the boundary side of the balustrade. It is no surprise that it was not built in that position when previously directed in 2012.

2.) The glazed roof area of no. 9 is less than half the width of the ground floor roof area, so it is outside the view line from the second floor roof terrace of no. 7.

3.) The ground floor kitchen at no. 9 is so far below the level of the terrace at no. 7 that one would have to lean out over the parapet wall to see in. A balustrade of any sort, especially fixed to the inside face of the parapet, would further mitigate any loss of privacy.

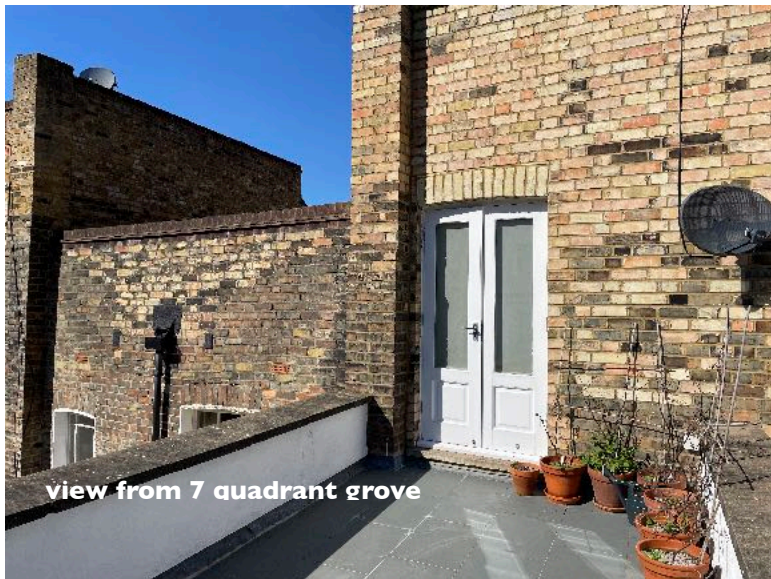
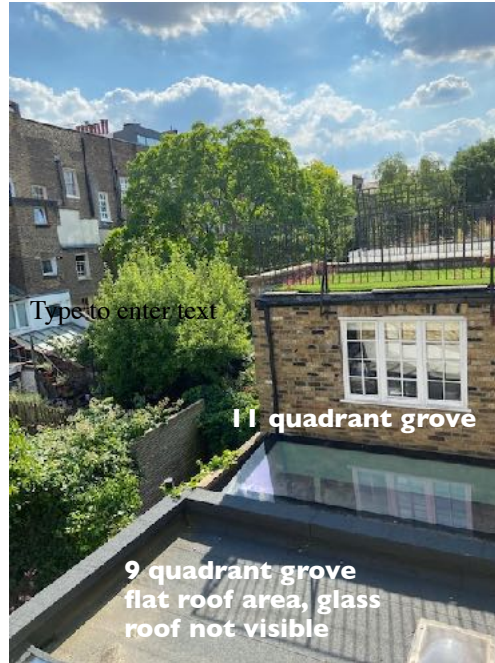
4.) The balustrade mounted to the interior face of the existing parapet would provide a free and clear area to maintain the flat roof area of the terrace.

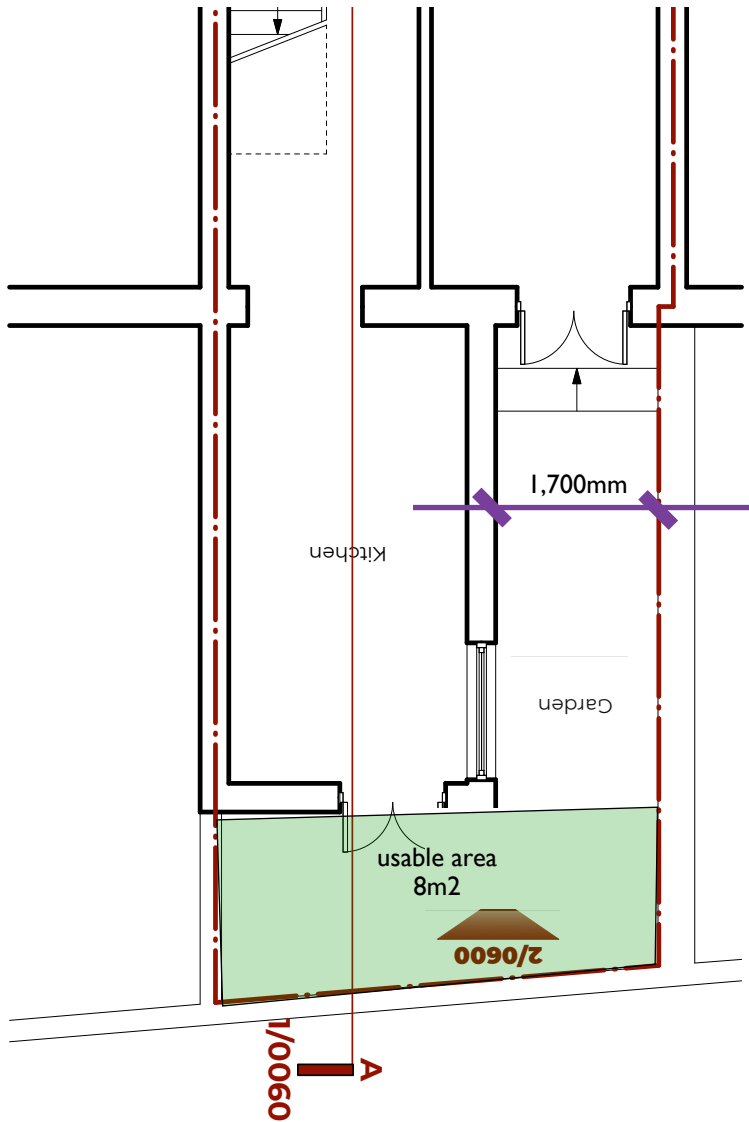


# VIEWS FROM NO. 7 QUADRANT GROVE TERRACE

7 QUADRANT GROVE, LONDON NW5

JUNE 2023





The existing ground floor outdoor space at no 7 is limited, and a large portion is narrow and only usable as circulation space. Safe use of the terrace would provide much needed usable outdoor space, for the benefit of the residents wellbeing and mental health, particularly when accommodating working from home for substantial part of every week and for extended periods.

The second floor roof terrace is a part of the vernacular of the rear gardens at Quadrant Grove. All properties on either side of no. 7 & 9 have roof terraces, and the 2nd floor roof terrace, and no. 3 is next to the glass-roofed ground floor kitchen of no. 5. Camden granted permission for that roof terrace, with balustrades at the perimeter of the terrace.

