

2022/4037/P

Site Address

6 Jeffrey's Place London NW1 9PP

Development Description

Variation of Condition 10 (solid perspex/plastic screening and trellis) of planning reference PL/9101253 dated 10/11/92 to remove obscured glazed screen on roof terrace but keep trellis only.

Planning officer

Blythe Smith

Advisory committee

Jeffrey's Street

Advisory committee

Please send your comments by:

2024-03-31T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

The Jeffreys Street CAAC OBJECTS to this Planning Application.

The CAAC refers the Planning Officer to the recent Planning Application for alterations to 13 Jeffrey's Place NW1 9PP (2023/5081/P) and the many

objections from residents to the proposed alterations at the rear of the property. The main concern expressed is the potential invasion of privacy between neighbouring buildings. The same issues of loss of privacy are relevant to this application.

The original development of a rear terrace with trellis and obscured glazing at 6 Jeffreys Place was carried out without planning consent C1991. The Council refused a retrospective planning application by the owner who subsequently appealed the the Councils refusal. In the CAAC's opinion the Appeal Inspectors report of 10 November 1992 covers all the main points of maintaining privacy between neighbouring properties. In the inspectors opinion the original construction of a perimeter trellis and obscured glazing at 1.7m height achieved a degree of privacy that was acceptable and allowed the owner and neighbours to each enjoy their outside space without being overlooked.

The Appeal Inspector allowed the appeal and granted planning permission for the retention of the works already carried out - including the 1.7m obscured glazing.

The applicant has removed the obscured glazing and now grown plants up the trellis in the belief that planting is just as effective as the original glazing. Whilst the plants are healthy and looked after they may offer some degree of screening, but the current owner may not always be able to look after the plants and they may die. A future owner may not be interested in maintaining them or be so expert at keeping them alive - once they are gone the screening goes too and so does privacy for the owners of property in Ivor Street.

There are many ways of providing robust obscured glazing that will stand up to the windy conditions that the applicant is worried about - perspex is not the only material that would be suitable.

The arguments put forward by the Appeal Inspector in 1992 remain as valid today as they did when he wrote them. This application to remove the condition of an obscured glazed screen should be refused and the screen reinstated.

Jeffreys Street Conservation Advisory Committee
26 March 2024