

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0844/P	Will Smirh	28/04/2024 20:04:38	OBJ	<p>I strongly object to this planning application. I own a flat at 62 Dennington Park Road, this glass balustrade has created a roof terrace where none previously existed. This is causing significant overlooking into habitable rooms, impacting my privacy and overall quality of life at my property.</p> <p>The core concern is not the balustrade and materials but the size of roof terrace this created which did not exist before despite claims to the contrary in the Design and Access Statement submitted as part of this application.</p> <p>The roof terrace resulting from erection of the balustrade breaches previous planning permission provided by Camden Council (2011/2932/P). This application revealed concerns regarding the size of a potential roof terrace and its impact on amenities of adjoining properties. As a result, a smaller roof terrace was granted permission "set in by 2.5m from either boundary and set back from the rear building line of the extension in order to minimise the impact of overlooking to adjoining premises". Despite this planning permission no roof terrace ever previously existed at this property until works were carried out by current owners in Nov/Dec 2023. Please see photographs from the rear of the property from early 2023 by Kinleigh Folkard & Hayward (KFH) https://www.kfh.co.uk/north-west-london/west-hampstead/sold-properties/2267380/.</p> <p>This glass balustrade and associated roof terrace have been built to the full width and depth of the existing lower ground floor extension, contrary to the approved drawings and planning permissions, breaching Conditions 3 and 4 of the 2011/2932/P consent.</p> <p>I believe the development also infringes policies 2.2 and 2.11 of the Amenity Camden Planning Guidance Jan 2021.</p> <p>Nothing has materially changed at the property and adjoining properties since the original permission for a smaller roof terrace was granted. I therefore ask that this permission be adhered to (2011/2932/P), and the applicants be instructed to remove the glass balustrade and reduce the size of the roof terrace accordingly.</p>
