

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2024/3943/P	Mr Rey	27/10/2024 14:48:09	COMMNT	<p>The plans do not clearly detail the additional floor/ materials needed to create a secure platform and the additional thickness may be out of character and appearance with other properties on the area.</p> <p>The converted loft was never originally built to provide a roof terrace and is not fit for purpose. This proposal, if successful, would set a precedent for roof terraces on both sides of the property and, for many every loft conversions in the neighbourhood.</p> <p>The railings will be dominant and out of keeping with the appearance of the area. They will be more visible from both the front (street side) and back (garden side). Additional roof usage will damage the privacy of the gardens at the back, with no compensation to affected parties.</p> <p>Having roof terraces on top of a roof extension is contrary to policy D1 (Design) of the Camden local plan (2017) and policy D3 (Design Principles) of the Kentish Town Neighbourhood Plan (2016).</p> <p>The proposal gives no detail regarding how materials will be brought in or disposed of, which will be difficult in such a property.</p> <p>The proposer does not own the roof terrace, it is a share of freehold. The proposer therefore has no legal right to convert this roof terrace. This has not been granted by the other two owners of the freehold.</p> <p>The council has already generously given the proposer a 'right of usage' for an unofficial terrace above a roof extension - but only in its current form. This request to upgrade the unofficial terrace is now an escalation of the goodwill of the council and neighbours for use of a terrace which should never have been a terrace in the first place.</p>

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