

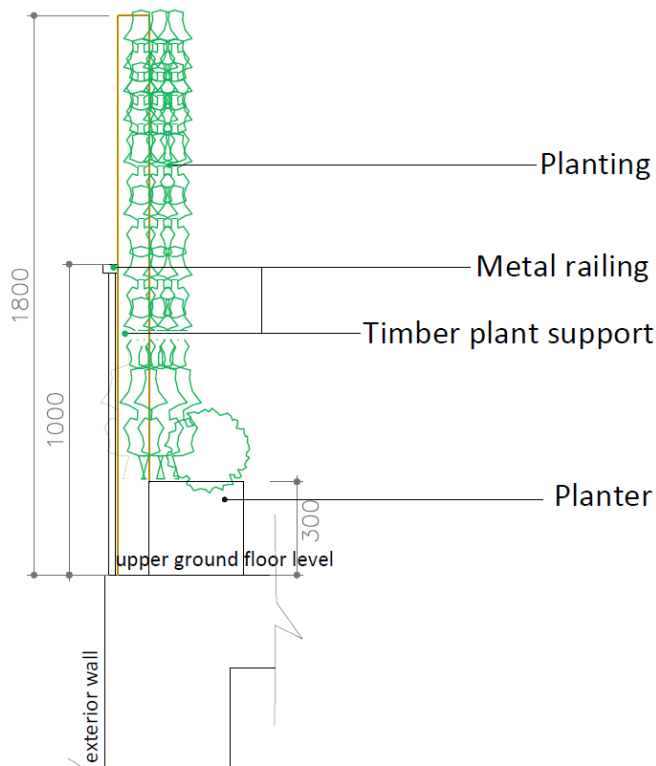
**Screen Condition No. 5 of  
Consent for Planning Application No. 2024/4651/P dated 23 October 2024  
5 - 7 Adamson Road London NW3 3HX**

**1 Condition 5**

- 5 A 1.8 metre high screen, details of which shall have been submitted to and approved in writing by the local planning authority, shall be erected prior to commencement of use of the roof terrace and shall be permanently retained.

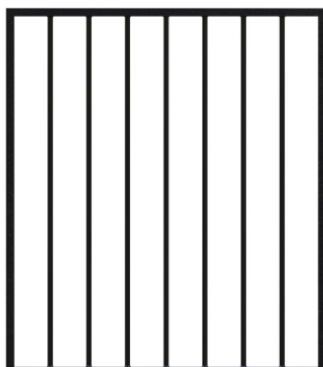
**2 See drawings: Terrace Screening file name Terrace screens drawing condition 5 24 4651 P**

Terrace Screening - section - detail drawing



### 3 Rear terrace screens

Black metal vertical railings to a height of 1000mm, with gaps of 100mm to the centres of each spindle (to comply with Building Regulations Part K). Black metal horizontal balustrade along the top.



To match the style of the existing railings on the third and second floor rear balconies.

Black metal railings also match existing railings in neighbouring properties – at numbers 3, 9 and 11 Adamson Road - and are appropriate for the conservation area.

Timber vertical supports inside the metal railings, height 1800mm, 25 x 25mm with gaps of 200mm to the centres of each and horizontals at 0, 1000 and 1800 mm heights.

Heights given are above the floor level of the raised ground floor flats.

### 4 Examples of recently approved black metal railing balustrades in the Belsize conservation area are:

Planning app no	Address	Description	Balustrade
2024/0308/P	18b Frognal Lane	2 <sup>nd</sup> floor terrace	Black metal railing, rather than glass balustrade in the original application
2023/4894/P	Flat2,29 Belsize Park Gardens	2 <sup>nd</sup> floor Juliet balcony	Metal railings
2021/5003/P	24 Fitzjohn Ave	2 <sup>nd</sup> floor roof terrace	Black railings. D&A gave examples of black railings in other properties in Fitzjohn Ave
2021/3401/P	24 Fitzjohn Ave	Convert 1 to 2 flats and add 3rd floor roof terrace	Cast iron railings 1100H.
2023/0554/P	Flat 2 16 Lyndhurst Grds	Side extension, upper ground roof terrace	Black metal railings circa 1100H
2022/5453/P	3 flats, 41 Howitt Rd	Rear elevation remodelling	Black railings to rear to match existing

## 5 Planting

Dense planting to a height of 1800mm will be achieved by:

Planting boxes size. Planters on top of all parapets around 3 sides of each terrace. 200mm width x 300mm tall. Colour light grey to blend with the white parapet and black railings.

Irrigation system with a single line from Outside taps to all planters.

Timber plant supports attached to the railings to maintain the height of the planting.

Planting for screening above the planters:

*Photinia Red Robin* 120-140cm Height, spread 40-70 cm, planted every 50cm.

*Photinia x fraseri*, commonly known as Photinia Red Robin, is a popular evergreen shrub valued for its vibrant red young leaves, which provide year-round interest in gardens and landscapes.

**Foliage:** The most distinctive feature of Photinia Red Robin is its striking new foliage, which emerges as bright red or bronze-red leaves before maturing to glossy green. This vibrant coloration is especially pronounced in spring but can appear periodically throughout the year.

**Evergreen:** It is an evergreen plant, meaning it retains its leaves throughout the year, providing year-round colour and privacy.

**Flowers:** In late spring to early summer, Photinia Red Robin produces small, creamy-white flowers in clusters. While the individual flowers are not particularly showy, they can attract pollinators.



For screening at a low level and to cover the planters and the tops of the parapet walls:

*Aubrietas* A low, spreading plant, hardy, evergreen and perennial 0-15cm (4-6in). Ideal hanging over a low wall,. 'Doctor Mules' is a bright, vivid purple, the four-petalled spring flowers showing up well against pale stone, and the whole plant is neater and less straggly than the unnamed types so often seen. Best in full sun, 'Doctor Mules' will also enjoy bright conditions out of full sun.



*Alyssum saxatilis*. An evergreen perennial to 20cm, forming a low mound of greyish-green leaves with plentiful, small, bright yellow flowers. A colourful companion for the aubrietia, it flowers in late spring and early summer and then, after trimming, its softly hairy, slightly greyish evergreen foliage creates a relaxed presence for the rest of the year. 20cm (8in).

Planted alternately at 50cm gaps

