

Application No:	Consultees Name:	Received:	Comment:	Response:
2025/0301/P	WEBB ARCHITECTS LIMITED	24/02/2025 07:53:05	OBJ	<p>Dear Mr Yeung,</p> <p>Re: Planning application for works to 41 Rudall Crescent, London NW3 1RR. Camden reference 2025/0301/P</p> <p>We have been appointed by the owner of 37 and 39 Rudall Crescent to assess and provide comment on the above application. No39 is immediately adjacent to the application property.</p> <p>The proposals indicate the intention to use the new ground floor extension roof as a (first floor) terrace. The use of the roof as a terrace would have a significant impact on the privacy of the occupants of no39 Rudall Crescent as the terrace would be built up to the boundary with their garden.</p> <p>A terrace in this location is not acceptable.</p> <p>For development works at no37 and no39 Rudall Crescent, although no terrace was in the application, a condition was included in the final decision notice (Camden planning ref 2016/4897/P) as follows:</p> <p>"The flat roof external areas, hereby approved as part of the ground floor rear extensions, shall not be used as roof terraces and any access out onto these areas shall be for maintenance purposes only.</p> <p>Reason: In order to prevent any detrimental impacts of overlooking and/or noise disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies."</p> <p>We formally object to the use of this flat roof as a terrace. We request that the proposed guarding is removed from the drawings of proposals and a condition included in the decision notice that prevents future use of this roof as a terrace.</p> <p>Yours sincerely Richard Webb Architect WEBB ARCHITECTS LIMITED</p>
