

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1142/P	François Le Palec	3 Quadrant Grove London NW5 4JP	01/04/2025 12:24:08	OBJ	<p>We object to the proposal for a new roof terrace at 36 Grafton Terrace, as outlined in the above planning application. Our home directly backs onto this property and will be adversely affected by the creation of an elevated outdoor space at the first floor level.</p> <p>The proposed “Roof Terrace” replaces or overrides the green roof previously approved under planning permission 2013/0373/P. That approval included explicit conditions to ensure the installation, detailing (including species, planting density, and substrate depth), and long-term maintenance of a green roof — in line with Camden’s strategic and development policies.</p> <p>Specifically, the previous consent was conditioned under the following adopted planning policies:</p> <p>Camden Core Strategy:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Policy CS13 – Improving health and well-being • <input type="checkbox"/> Policy CS14 – Promoting high quality places and conserving our heritage • <input type="checkbox"/> Policy CS15 – Protecting and enhancing Camden’s character • <input type="checkbox"/> Policy CS16 – Improving Camden’s parks and open spaces <p>Camden Development Policies:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> DP22 – Promoting sustainable design and construction • <input type="checkbox"/> DP23 – Water • <input type="checkbox"/> DP24 – Securing high quality design • <input type="checkbox"/> DP32 – Enhancing green infrastructure <p>Replacing this with an accessible roof terrace undermines the environmental, ecological, and visual intentions of the original consent. The green roof was not only a sustainable feature to support biodiversity and water management but also a design solution to soften the visual impact of the development when viewed from neighbouring gardens and windows.</p> <p>An accessible terrace at this level will significantly harm residential amenity due to:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Loss of privacy and increased overlooking into private gardens and habitable rooms; • <input type="checkbox"/> Increased noise from outdoor social use; • <input type="checkbox"/> Visual intrusion disrupting the current rear aspect, which is already tightly packed with residential properties;

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					<p>• Deviation from previously approved sustainable design requirements.</p> <p>Our neighbour at 5 Quadrant Grove has submitted a detailed objection on the same basis, which we fully support. We urge the Council to uphold the conditions previously imposed and require the area labelled "Roof Terrace" at first floor rear to be retained as a non-accessible green roof.</p> <p>We respectfully request that this element of the proposal be rejected to ensure consistency with established planning policy and to protect the amenity and environment of neighbouring properties.</p>
