

“Application for removal or variation of a condition following grant of planning permission”

Answer to question 6 ‘ Condition(s) – Removal’

I request that the condition requiring obscure glazing be fitted to those windows of Berkeley Lodge overlooking Berkley Grove (as specified in Planning Approval for application 2011/4040/P) be removed.

In this respect please find attached a photograph (‘A’) of the south east gable end wall of Berkeley Lodge which overlooks Berkley Grove. As will be seen there are three window openings one to the ground floor and two to the first floor. The window frames, of Crittall manufacture, are all of the same size namely 1218mm high by 997mm wide. Each window has sixteen panes of glass, four across and four high.

1) Ground floor window.

This is not at issue. The bottom twelve panes are already obscure glazed.

2) First floor windows.

These are to a room which extends over the width of the building. This room is the largest, lightest and, in short, the most attractive room in Berkeley Lodge. It is a feature of the property which would be significantly affected were the windows to be obscure glazed. At present both the windows in question are clear glazed and have been since 1926 and probably well before. Dealing with the two windows in turn:-

- a) Window to right (viewed externally). This faces on to the garden of 175, Gloucester Avenue and the rear of number 7, Berkley Grove (see photograph ‘B’). At about an angle of 45° (that is looking to the south) the windows in the north west wall of number 7 are visible (see photograph ‘C’). In the left hand window a short section of the stair string from the first floor to the second floor can be seen. There is no view into living rooms or bedrooms.
- b) Window to left (viewed externally). This faces on to a glazed extension over the ground floor annex on the north west side of 7, Berkley Grove (see photograph ‘D’). The extension houses the stairway from ground floor to first floor (the stairs are not visible). There is no view into living rooms or bedrooms.

PRIVACY. In respect of this issue it is emphasised that the two first floor windows in Berkeley Lodge do not give a view into any living area or bedroom of number 7, Berkley Grove but merely onto two short sections of stairway. It is submitted that there will be no change to the privacy enjoyed by number 7, Berkley Grove due to the variation of User of Berkeley Lodge.

SECURITY. In this respect a subjective view is that the installation of obscured glazing to the two first floor windows overlooking Berkley Grove could actually decrease the security of 7, Berkley Grove. This is because the roof of the first floor annex to number 7 would no longer be visible from Berkeley Lodge.