

Ward: Swiss Cottage

Officer: Simon Williams-Jones

SWI Swiss Cottage Conservation Area

Type of Application: Full Planning Application

Application number: 9501835 ^{R1} Case File: H6/4/54

Address: 30 Goldhurst Terrace NW6

Proposal:

Erection of External stair^{case} to give access to rear garden from the upper ground floor flat.



Drawing Numbers: UNNUMBERED A3 DRAWING
RECOMMENDATION SUMMARY: FPC

SUMMARY OF OBJECTIONS RECEIVED (see report for detail)

Objections received = none

Statutory Consultees	n	Other Groups	n
Adjoining Occupiers	n	CAACs	n

OFFICER REPORT

1. SITE

A terrace house with lower ground, upper ground, first and second floors on the western side Goldhurst Terrace between Greencroft Gardens and Fairhazel Gardens. It is in residential use with a flat on each floor. Most of the houses in this part of the street are in residential use although some include other uses such as solicitors offices. The upper ground floor next door at number 32 is in use as a dentist's surgery. There are some balconies on upper floors of neighbouring houses in this terrace.

2. PROPOSAL

Construction of an external steel staircase to the rear to provide access from upper ground floor flat to the back garden, works include alteration of the window to provide a door.

Revision 1 The landing of the balcony increased from half to full width of the window.

3. RELEVANT HISTORY

8/3/88 Refusal of proposal for erection of a balcony at rear second floor level (reason: the design protrudes excessively from the rear wall, and would lead to loss of amenity to first floor flat.

4. RELEVANT POLICIES

Borough Plan:Environmental Code Overlooking guidelines
Deposit Draft UDP:DS5 Visual Privacy and Overlooking
EN16 Design

5. CONSULTATIONS

5.1 Adjoining Occupiers	Number Notified	11
	Replies Received	00

6. ASSESSMENT

The proposal is considered to be acceptable in design terms. The gardens in this terrace are relatively open and the proposal would not result in any loss of privacy. The landing at upper ground is not large enough to be used as a terrace and the windows immediately next door are to a dentists surgery. A rope screen is placed on the staircase to improve privacy. The proposal was not revised at the Council's request it shows a landing the full width of the window. This is considered acceptable in design terms.

7. RECOMMENDATION
Approve with conditions

Condition(s)

1. All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified on the approved application. (CD03)

Reasons for Conditions

To ensure that the Council may be satisfied with the external appearance of the building. (DD01)