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|---|----------------------------|--------------------------------|-------------------------------------|----------------------------------|-------------------|-------------------|--|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>          |                                     | <b>Expiry Date:</b>              |                   | <b>01/02/2008</b> |  |
|   |                            |                                |                                     | <b>Consultation Expiry Date:</b> |                   |                   |  |
| <b>Officer</b>  |                            |                                |                                     | <b>Application Number(s)</b>     |                   |                   |  |
| Jenny Fisher  |                            |                                |                                     | 2007/6218/P                      |                   |                   |  |
| <b>Application Address</b>  |                            |                                |                                     | <b>Drawing Numbers</b>           |                   |                   |  |
| 21 Nassington Road<br>London<br>NW3 2TX   |                            |                                |                                     |                                  |                   |                   |  |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>                | <b>Authorised Officer Signature</b> |                                  |                   |                   |  |
|   |                            |                                |                                     |                                  |                   |                   |  |
| <b>Proposal(s)</b>  |                            |                                |                                     |                                  |                   |                   |  |
| Details of roof terrace screen to be erected on the east side roof terrace pursuant to condition 3 attached to planning permission granted on 28 June 2007 (ref:2007/1827/P) for the erection of a single storey rear extension to lower ground floor flat, the replacement of an upper ground floor rear window with a door and the erection of railings on the flat roof to enable its use as a roof terrace for the upper ground floor flat. |                            |                                |                                     |                                  |                   |                   |  |
| <b>Recommendation(s):</b>   |                            | Grant approval of details      |                                     |                                  |                   |                   |  |
| <b>Application Type:</b>  |                            | Approval of Details            |                                     |                                  |                   |                   |  |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice |                                     |                                  |                   |                   |  |
| <b>Informatives:</b>  |                            |                                |                                     |                                  |                   |                   |  |
| <b>Consultations</b>  |                            |                                |                                     |                                  |                   |                   |  |
| <b>Adjoining Occupiers:</b>   | No. notified               | <b>00</b>                      | No. of responses                    | <b>00</b>                        | No. of objections | <b>00</b>         |  |
|   |                            |                                | No. electronic                      | <b>00</b>                        |                   |                   |  |
| <b>Summary of consultation responses:</b>   |                            |                                |                                     |                                  |                   |                   |  |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify  |                            |                                |                                     |                                  |                   |                   |  |

## Site Description

Semi-detached property on 5 levels on the south side of Nassington Road, converted into flats. Within the South Hill Park Conservation Area.

## Relevant History

28/06/2007 (2007/1827/P)

The erection of a single storey rear extension to lower ground floor flat, the replacement of an upper ground floor rear window with a door to provide access to its flat roof and the erection of railings for the use of this as a roof terrace for the upper ground floor flat.

### Condition 3

A 1.8 metre high screen, details of which shall have been submitted to and approved by the Council, shall be erected on the east side of the roof terrace prior to commencement of use of the roof terrace and shall be permanently retained and maintained thereafter.

## Relevant policies

Replacement UDP: SD6;  
Camden Planning Guidance: overlooking and privacy  
South Hill park C.A. Statement

## Assessment

When application 2007/1827 was assessed it was considered that in order to avoid any additional overlooking to No 23 as a consequence of terrace approved, a 1.8m screen would be required along the east side of the terrace. With this in place the proposal will have no adverse impact on the amenity of neighbours and is considered to be acceptable.

Applicant's plans show how the terrace would be landscaped with the use of trellis screens. Photos have been submitted to show similar trellises at Kew Gardens.

To the east side of the roof (nearest No. 23) a screen would be installed to a height of 1.8m. and 1.2m. length. It would comprise wood trellis mesh. The mesh would inhibit views towards neighbouring properties, completely restricted when covered with climbing plants.

It is considered that the proposal satisfies the requirements of condition 3 and that it should be discharged.

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