

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2673/L	Darian Leader	1 Pilgrim's Lane London NW3 1SJ	01/05/2014 22:09:40	OBJ	<p>The developer's application to construct a roof terrace above the existing roof terrace at 40B Rosslyn Hill was turned down by the Council last year and by the Planning Inspectorate on appeal. The new application is very similar to the previous one, although I note that it refers to proposed work on the "existing roof terrace" when it is actually to the roof area rather than to the existing terrace beneath it.</p> <p>The proposed work will impair the facade of this listed building, turning a rear window into a terrace door and erecting metal balustrades and wooden screens. It will obscure much of the rear facade of the building, and also increase noise levels, block out light and increase overlooking.</p> <p>The developer has previously told the Council that the rationale of the development is in fact the creation of three roof terraces. He is the owner of both 40B Rosslyn Hill and 3 Pilgrim's Lane, and intends to divide the existing roof terrace at 40B so that part of it can be accessed by No.3. If a new terrace is built, 40B will then have two terraces. Note that the existing roof terrace is very large and surely ample for the tenants of 40B.</p> <p>I would object to the proposed development for the following reasons then:</p> <ol style="list-style-type: none"> <li>1) There is already a very large roof terrace at the property, and the construction of a new one makes no sense given the available space.</li> <li>2) If the developer were to divide the existing terrace, as he apparently plans, into two terraces, one for 40B and one for 3 Pilgrim's Lane, then there would be a total of 3 roof terraces rather than the one currently existing. This would exponentially increase the levels of noise and disturbance.</li> <li>3) 40B Rosslyn Hill is a listed building, and the proposed new terrace and doorway, with the screens and balustrades, would alter and detract from the coherence of design and appearance of the rear of the building. This would mean, in addition, a loss of the character and charm of the original building in the Hampstead conservation area.</li> <li>4) Our view of the listed building would be blocked out.</li> <li>5) The addition of a roof terrace would increase the aspect of being overlooked, affecting all the adjacent and surrounding properties. Anyone on the terrace would be able to see into adjacent and surrounding properties, thus directly affecting privacy. The drawing accompanying the proposal actually depicts a figure staring into our property.</li> <li>6) It would increase substantially the noise problems in these properties, as the positioning of the proposed terrace would mean that any noise would be heard directly by neighbours. We were able to hear the conversation of the builders this time last year, despite having double glazing.</li> <li>7) The timber screening, now proposed for the side looking into Rosslyn Mews, will be unsightly and inconsistent with the prevailing architecture.</li> <li>8) In the initial proposal for a roof terrace, the timber screens were deemed inappropriate in the context of the surrounding space, and yet having only a small section of screening in the new proposal still means a lack of privacy and hardly detracts from noise levels.</li> <li>9) The developers are determined to create another roof terrace when it is patently unnecessary and inappropriate. There are no other roof terraces at that level and on such a scale within the immediate area.</li> </ol>