

CONSULTATION SUMMARY

Case reference number(s)

2015/4321/P

Case Officer:

Kate Phillips

Application Address:

18 Goldhurst Terrace

London

NW6 3HU

Proposal(s)

Installation of external staircase to rear of building from garden level to first floor level and replacement of an existing window with a door to access new staircase

Representations

Consultations:	No. notified	16	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupiers of the ground floor flat at 18 Goldhurst Terrace have objected to the application on the following grounds:

- They have always enjoyed exclusive use of the garden
- The staircase will ruin the look of the garden
- The staircase will block light to window
- The staircase will cause additional noise

The freeholder of 18 Goldhurst Terrace has objected to the application on the following grounds:

- Loss of privacy to lower flat
- Staircase would be too close to building and will prevent the proper opening

- of the adjacent window
- Loss of light to lower flat
- Construction period disturbance / access issues

Officer Comment:

The fact the occupiers of the ground floor flat have previously enjoyed exclusive use of the garden is not a planning consideration. This is a private matter between the separate owners/occupiers of the building.

Whilst the staircase would visually impact on the character and appearance of the host building and the garden, it would be sited at the rear, where such structures are not uncommon. On balance, the visual impact is not considered to be so severe as to warrant a refusal of the application on this basis.

The uppermost landing level of the new structure would be sited directly above an upper ground floor window at the lower flat, which serves a bathroom. The spiral section of the proposed staircase would be sited in front of the aforementioned window and the lowest section would be sited in front of a lower ground floor window at the lower flat. On the basis that the windows in question do not serve habitable rooms and they feature obscure /stained glass, the impact in terms of loss of daylight/sunlight or loss of outlook is not considered to be so severe as to warrant a refusal of the application on this basis. The staircase would be visible from the windows if they were open, but it would not abut the host building; instead it extends outwards from the building. Furthermore, the main purpose of the staircase is to gain access to the garden and given its spiral design, it is not considered that it would be used other than for access and therefore overlooking into the lower flat is unlikely to be a significant issue.

Any noise resulting from people using the staircase to access the garden is unlikely to be so severe as to warrant a refusal of the application on this basis.

Recommendation:-

Grant planning permission