

CONSULTATION SUMMARY

Case reference number(s)

2015/5287/P

Case Officer:

Ian Gracie

Application Address:

4 Lyme Terrace

London

NW1 0SN

Proposal(s)

Conversion of existing 5-bed house into 3x self-contained flats (1x one-bed and 2x two-bed). Erection of side extension at basement level, replacement of rear basement level window with glazed doors.

Representations

Consultations:	No. notified	80	No. of responses	01	No. of objections	01
					No of comments	00
					No of support	00

Summary of representations

(Officer response(s) in italics)

The owner/occupier of 44 Highgate Mansions have objected to the application on the following grounds:

- Continuous speculative over development of this area for the transient residential market which has generated un-neighbourly levels of noise and disturbance for the residents of Highstone Mansions (which overlooks this property). This is caused by the use of external space for parties and other gatherings which Camden's Environmental Health Team has failed to address.
- We directly overlook 4 Lyme Terrace and unfortunately do not have 'privacy screens' to protect us from the noise and disruption which is

likely to be generated by the use of the roof terrace by transient renters at all hours of the day and night.

Officer Response:

- *It is considered that the creation of three residential units on the site will not cause an undue impact on the amenity of neighbouring occupiers in terms of noise. If, for any reason, noise levels reach unacceptable levels at unsociable hours then officers recommend neighbours contact the relevant department to make a complaint.*
- *As above. The roof terrace was previously granted under planning reference no. 2015/0020/P and was assessed using all of the relevant planning considerations, including noise. A condition which required the detail of the privacy screen to approved by the Local Planning Authority has since been discharged under planning reference 2015/5318/P.*

Recommendation:-

Grant planning permission subject to S106 agreement