CONSULTATION SUMMARY

Case reference number(s)

2015/6513/P

Case Officer:	Application Address:
Jonathan McClue	Linton House 39-51 Highgate Road London NW5 1RT

Proposal(s)

Variation of condition 2 (development in accordance with approved plans) of planning permission 2013/3494/P (granted on appeal under APP/X5210/A/13/2207697) dated 03/03/2014 (for an additional floor at roof level to provide 7 residential flats and a ground floor extension to provide an entrance, cycle and refuse storage), to allow- expansion of approved roof level extensions and raising the existing parapet of the building, amended mix of residential units to provide 1x1 bed, 3x2 bed and 3x3 bed units, external alterations at ground floor level, alterations to the roof level terraces, sedum roof and plant equipment, and the introduction of winter garden structures at roof level.

Representations						
Consultations:	No. notified	56	No. of responses	2	No. of objections No of comments No of support	2 0 0

Resident who lives adjacent to the development (no address given), Objection:

- Concerns regarding right to light of additional roof extension
- Overlooking from roof gardens
- Light spillage and noise and general disturbance

Occupier of 80 Burghley Road, Objection:

 Strenuously objects to the attempt to reverse the original permission and extend the roof extension. Permission should be as it was granted originally.

Summary of representations

Officer response

 Right to light is a legal consideration and does not form part of the planning process. A Daylight/Sunlight Report was submitted under the original planning application (2013/3494/P) and the proposed roof structures are not considered to result in a material loss of light over what has previously been approved. The report can be accessed here:

http://camdocs.camden.gov.uk/webdrawer/webdrawer.dll/webdrawer/search/rec&sm_ncontents=2013/3494/P&template=reclistplanning&rows=1000.

(Officer response(s) in italics)

- The roof terraces are already approved and are only being enclosed.
 They are also being reduced in size. Therefore, existing levels of overlooking would not be increased.
- The level of electric lighting is not considered to be materially increased by the proposal. Furthermore, the windows of the roof winter garden on the northern and north-eastern elevation would have a film applied to reduce light spillage and overlooking.
- Condition 9 of the original approval (2013/3494/P) is a compliance condition for external noise levels from plant equipment in line with British Standards. This would ensure that noise levels would not be severe. The winter gardens would be enclosed over the existing approved terraces which would be likely to result in less noise and general disturbance from their use.

Recommendation: - Grant planning permission subject to Section 106 agreement