

CONSULTATION SUMMARY

Case reference number(s)

2015/4717/P

Case Officer:

Tony Young

Application Address:

101 Constantine Road
London
NW3 2LR

Proposal(s)

Creation of 1st floor rear balcony space, including alterations to angle and height of rear roofslope and parapet walls, and installation of surrounding black painted steel railings, timber decking, and timber side privacy screen.

Representations

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

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>The owner/occupier of no.99 Constantine Road has commented as follows:</p> <ol style="list-style-type: none"> 1. The proposals would allow a degree of overlooking into rear gardens that is already possible through looking out of any existing rear window, so no objection to proposals. 2. Of more concern is a 3rd floor flat roof that is being used as a terrace space and has railings surrounding it which is having an adverse impact on amenity. <p>Officer response</p> <ol style="list-style-type: none"> 1. Comment noted. 2. This issue will be raised with the applicant as a separate matter. The occupier/owner at no.99 has been notified and has accepted this approach.
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The Mansfield CAAC has commented as follows:

1. *“There is little issue of harm to the CA, but we would make the comment that this type of terrace development can involve a further loss of privacy for adjoining properties.”*
2. *“Of more concern is a 3rd floor flat roof that is being used as a terrace space and has railings surrounding it which is having an adverse impact on amenity.”*

Officer response

1. Comment noted. As identified by the occupier/owner at no. 99, it is considered that the balcony would not result in any additional overlooking into rear gardens, and as such, would not have an adverse impact on amenity.
2. As noted above, this issue will be raised with the applicant as a separate matter.

Recommendation:- Grant planning permission