

CONSULTATION SUMMARY

Case reference number(s)

2016/1454/P

Case Officer:

Jonathan McClue

Application Address:

5 Rosslyn Mews
London
NW3 1NN

Proposal(s)

Variation of Condition 4 (approved plans) of planning permission 2014/7873/P dated 22/07/2015 (for Alterations at roof level including the creation of a terrace and amendments to the elevations of the building); changes include the omission of the roof stair enclosure, alterations to the oriel bay window and other associated internal and external modifications to the building including changes to fenestration.

Representations

Consultations:	No. notified	25	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

Occupier at 1 Pilgrim's Lane, Objection:

- Loss of light and noise disturbance from roof terrace
- Noise from plant equipment

Occupier of 5 Mount Vernon, Objection:

- Site Location Plan is inaccurate due to omission of rear extension to Lloyds Bank building
- Proposed terrace would overlook neighbouring properties

Officer response

**(Officer response(s)
in italics)**

- *The roof terrace has already been approved under the main permission (2014/7873/P) and would not be materially increased in size. A Daylight and Sunlight Report has been submitted with the application to justify that there is not a material loss of light.*
- *The air conditioning units would be removed from the building and their relocation or replacement does not form part of this application. A separate planning permission would be required with an acoustic report.*
- *The Site Location Plan was revised to reflect the current situation.*
- *The terrace would include screening to prevent overlooking and the section of the roof closest to that occupier would form a green roof which could be used for maintenance only.*

Recommendation: - Grant planning permission subject to conditions