



The Heath & Hampstead Society

P.O. BOX 38214 LONDON NW3 1XD

The Society examines all Planning Applications relating to Hampstead, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

Planning Ref: 2016/2188/P & 2016/2731/L

Address: 46 Hampstead High Street

Description: Creation of roof terrace and erection of privacy screens to the rear roof area.

Case Officer: Anna Roe

Registered 12 July 2016

The desire for an amenity space is understandable, but this application does not adequately demonstrate its case for the following reasons:

1. The use of the proposed screened terrace area is very likely to impact on the amenity of the garden to No. 45 and 47 and other adjacent properties, though noise and overlooking. The proposed terrace is likely to increase the unauthorised use of the existing access route between the house and proposed amenity area.
2. As noted in the D&A Statement similar proposals have been previously withdrawn *'on officer advice that it breached the Council's policy on overlooking and privacy'* (Roof terrace 2014 /6882/P and 5669/L) and refused (screened terrace 2015/2909/P). The argument is put forward that consent for a terrace was given to the adjacent No. 45, however this terrace overlooks its own garden and therefore does not appear to have the impact on others that this proposal does.
3. Submitted documents do not adequately explain the site context. To assess the impact of these proposals on all the surrounding properties the three-dimensional relationship between built form, existing terraces and gardens needs to be more clearly shown. The site plan needs to be expanded, extensive photographs should be supplied and more sectional/ elevational drawings are needed to explain the massing and relationship with neighbouring properties, in particular at the eastern end of the site. North points are missing on all but one drawing.

Please refuse.