

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6129/P	Fiona Cartwright	11 Howitt Road London NW3 4LT	11/12/2016 16:53:41	OBJ	I am the owner of the property at 11 Howitt Road. My property is on the same side of the street as 17 Howitt Road.

The principle grounds for my objection to this planning application are as follows:

Overlooking:

Overlooking is a serious concern for me and neighbouring properties. The fact that the Council attached Condition 4 to the original permission indicates to me that, in assessing the original scheme, the Council's professional officers were of the opinion that using the roof area of the extension as a terrace would have an unacceptable impact upon neighbouring properties in terms of overlooking.

There is no doubt that the creation of a roof terrace at the first floor level will mean that an undesirable level of overlooking into the gardens of neighbouring properties, including the garden of my property, will occur.

No Change in Circumstances:

The applicant has not highlighted any change of circumstances which would justify the removal of Condition 4. Planning permission was only recently granted (July 2016) and the building works associated with that permission are, on the whole, complete.

Proposed Plans:

The proposed plans for a roof terrace are visually inappropriate for the neighbourhood. They would alter the character of the building at no. 17 and are visually inconsistent with the other buildings of the near neighbourhood. This is even more important considering that these buildings are within a Conservation Area.

Summary:

To summarise, the original permission granted in July 2016 rightly prevents the usage of the flat roof area of the approved extension as a terrace, due to the harmful impact such use would have upon the amenity of neighbouring properties. No changes in circumstances have been made out by the applicant that indicates why this approach should be changed.

It is considered that the applicant's proposals will detrimentally affect 17 Howitt Road, resulting in a form of development which is at odds with the character of the building itself, the buildings in the near neighbourhood and in the Conservation Area.

For the above reasons the Council should maintain its original decision of preventing any use of the roof at 17 Howitt Road as a terrace and refuse this application accordingly.

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6129/P	Peter Williamson	19 Howitt Road London NW3 4LT	11/12/2016 16:42:05	OBJ	<p>We are the owners of the property at 19 Howitt Road which adjoins Flats A and B, 17 Howitt Road. We would be affected if the planning application were to be granted.</p> <p>The principle grounds for our objection to this planning application are as follows:</p> <p>Principle of a Roof Terrace</p> <p>Condition 4 attached to the decision notice was specifically placed upon the permission to prevent any adverse impact upon neighbouring occupiers in terms of overlooking:</p> <p>“Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.”</p> <p>The fact that the Council have attached such a condition to the permission indicates clearly that, in assessing the original scheme, the Council’s professional officers were of the opinion that the usage of the roof area of the extension as a terrace would have an unacceptable impact upon neighbouring properties in terms of overlooking, contrary to the aforementioned development plan policies CS5 and DP26.</p> <p>Policy CS5 states that the Council will protect the amenity of Camden’s residents and those working in and visiting the borough by “making sure that the impact of developments on their occupiers and neighbours is fully considered”. The Council have acted in full accordance with this policy by considering the potential impact of the introduction of a terrace use at first floor roof level and have applied this very necessary condition accordingly.</p> <p>Policy DP26 “Managing the impact of development on occupiers and neighbours” explains that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The criteria against which proposals are assessed under this policy include a) visual privacy and overlooking; and d) noise and vibration levels.</p> <p>In this instance the creation of a terrace at first floor level will result in an unavoidable and significant level of overlooking to neighbouring property windows and gardens, in particular to our own garden and windows. In addition to views down into the garden and rooms below it would be possible to look directly back into our first floor bedroom windows from the terrace. There is also a secondary concern that a terrace directly outside of our first floor window could result in unacceptable noise impacts should it be used late evening, compared to the use of the garden spaces which are set further away from the rear elevation. There is a genuine possibility of disturbance caused by the proximity of the terrace as a result.</p> <p>Practicalities of Proposed Use as a Terrace</p>

Application No: **Consultees Name:** **Consultees Addr:** **Received:**

Comment: **Response:**

Notwithstanding the above, the plans for the proposed roof terrace have an impact upon the massing and appearance of the building at 17 Howitt Road as a whole. In addition the impact on the wider Conservation Area is extremely negative.

The applicant has also provided photographs of other terraces in the locality but none are appropriate to their setting. The glass balustrade shown in photographs as a local example (no. 23 Howitt Road) has in fact been replaced without planning permission (the approved design at this location was for a wrought iron railing) and is considered incongruous in its context. It is our view that the introduction of any balustrade in this location will not only detract from the appearance of the host building and terrace, but will also have a potentially negative effect upon light levels to our adjacent garden and windows.

Further the applicant refers to the fact that there are other terraces in the locality. This is not in fact the case. The ones photographed (in particular the one referred to above) have been used as terraces for a significant number of years and are not ones in respect of which permission has been recently granted. As far as we are aware, there are no roof terraces of the kind sought by the applicant from no. 23 down to the last property in Howitt Road (at the Haverstock Hill end of Howitt Road). In addition, the Council in its recent permission for 21 Howitt Road, imposed a condition that the approved extension was not to be used as a terrace.

Conclusion

To summarise the original permission granted in July 2016 rightly prevents the usage of the flat roof area of the approved extension as a terrace, due to the harmful impact such use would have upon the amenity of neighbouring properties. There has been no change in circumstances that suggest why this approach should be changed.

Furthermore, the plans for the proposed terrace detrimentally add to the bulk of the extension, resulting in a form of development, which is at odds with the character of the building and Conservation Area.

For the above reasons we trust that officers will maintain their original approach to preventing any use of the roof and refuse this application accordingly.
