

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0035/P	Elaine Wright	14 Cannon Lane London NW3 1EJ	22/02/2017 22:14:47	OBJ	<p>I strongly object to this application for handrails and steps applied for by the owner of 5 Cannon Lane. These would facilitate access to what I believe is intended to be a roof terrace, rather than the green roof which they have planning permission for. This flat roof is extremely close to and looks directly into our house and garden which are surrounded by a fifteen foot wall and have enjoyed privacy for almost 300 years. Planning permission was given for a green roof not a roof terrace and the present owner has violated previous planning permission by attempting to use it as such and not sticking to the approved planting scheme. I further believe that the large door installed, which should have been two conservation-style roof lights, also needs to have planning permission as it facilitates easy access to the flat roof not required by the submitted maintenance requirements of a green roof. At the time of planning, amenity issues were not considered for a door opening out onto a flat roof but simply in regards to conservation-style roof lights which this is clearly not.</p> <p>My reasons for believing that this green roof is being intended as a roof terrace is based partly on the floor plans which were advertised with two estate agencies and also in the national press which I have sent. In addition, twelve months ago, the owner erected balustrades on this green roof with a barrier between them and laid down some artificial grass, which was not in accordance with the planting design submitted as part of planning. It was in accordance with a roof terrace. Please see photo sent. After many neighbours complained and the local councillor and Planning Enforcement team became involved, these balustrades, wire and artificial covering were finally taken down eight months later. Three months this and after being chased up by Planning Enforcement on several occasions, a planning application for the steps and barrier on the spurious grounds of a fire escape has finally been submitted. This did not appear to be a concern when the balustrades and wire were erected.</p> <p>It is difficult to comment on the fire escape need as the application is incomplete as no fire report has been submitted. However, this need for an alternative fire escape was not an issue when building plans were submitted for approval. Why has it only surfaced now? Building Regulations B.1 states that a building of three storeys above ground level is sufficient with a fire resistant stair case. Did Kanye West's interior designer, Claudio Silvestrin, decide to forgo this requirement and therefore an alternative means of escape is required? If so the neighbours should not have to sacrifice their privacy to satisfy his creative vision. As other objectors have pointed out, a fire escape cannot simply lead to a flat roof but has to lead to a place free from the danger of fire. A sandpit still remains on the supposed green roof – previously the artificial turf was on top. Perhaps this sand is to throw at any fire? This would still not be enough to make the flat roof a safe place and is not acceptable as a fire escape according to Building Regulations 11.b. In addition, the top floor of the house already has floor to ceiling windows on the south elevation and if an alternative fire escape were needed then a staircase could be constructed from this to the ground level and escaping via the garden without needing to compromise the green roof.</p> <p>Please reject this application for the hand rails and steps as it is not an acceptable alternative means of escape and provides too much temptation for any future owner to enjoy the green roof as a terrace. A restriction should therefore be placed on this green roof ever been used as a roof terrace due to its proximity and overlooking of neighbouring properties. As the access and planting scheme has changed considerably from the approved plans (Plannng Ref: 2010/4728/P), amenity issues were not</p>

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considered in this format and in accordance with Council Policy DP26 when planning consent was granted.
