



Report

Appendix 5

Submission
Documents

**Planning Application for rear garden deck, balustrade and screen
at
28 Lyndhurst Road, London NW3 5PB**

Photos

Photo 1 – Garden terrace area prior to installation of timber deck and glass balustrade.



Photo 2 – Timber deck & glass balustrade.



Photo 3 – Timber deck.



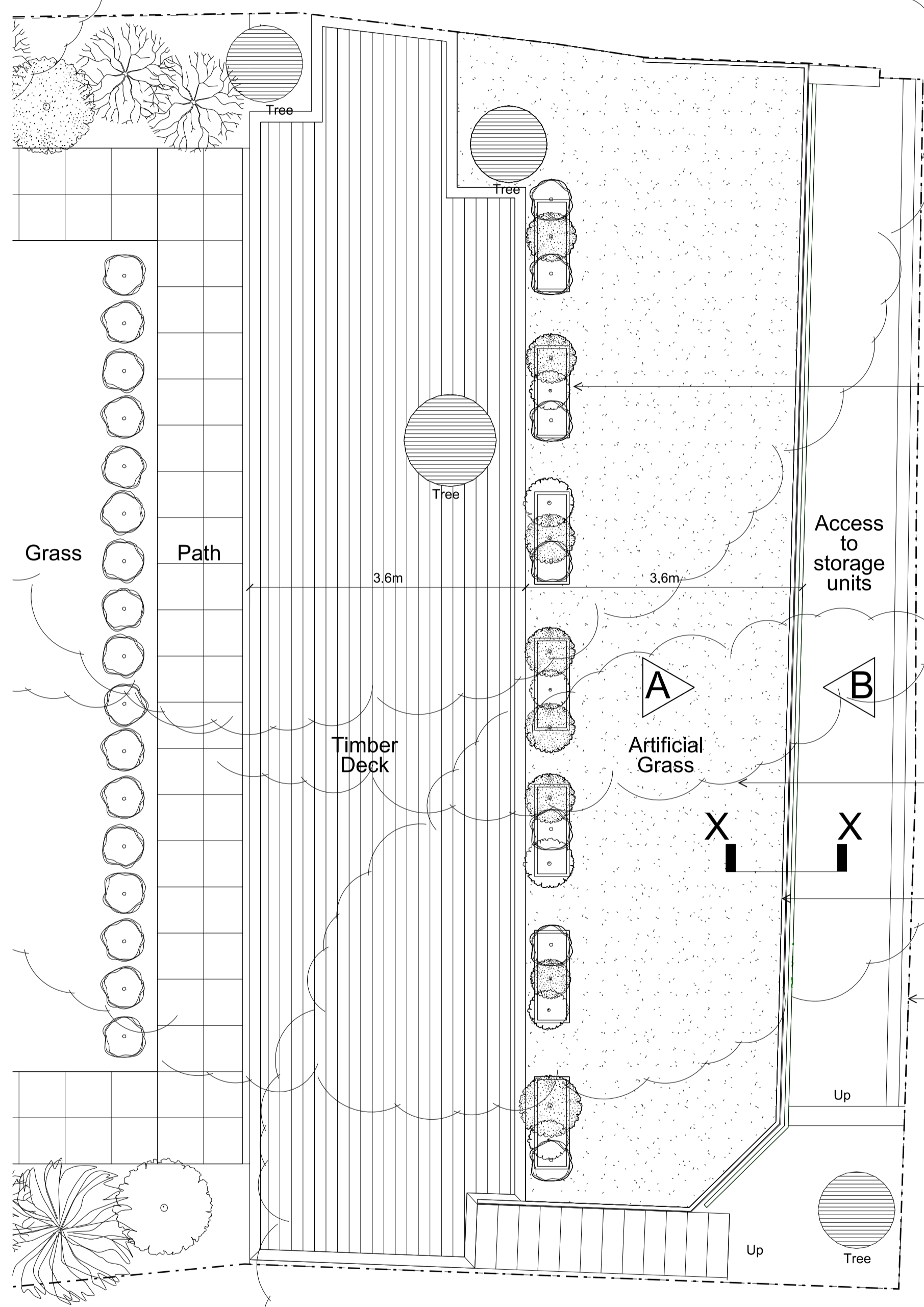
Photo 4 – Glass balustrade.



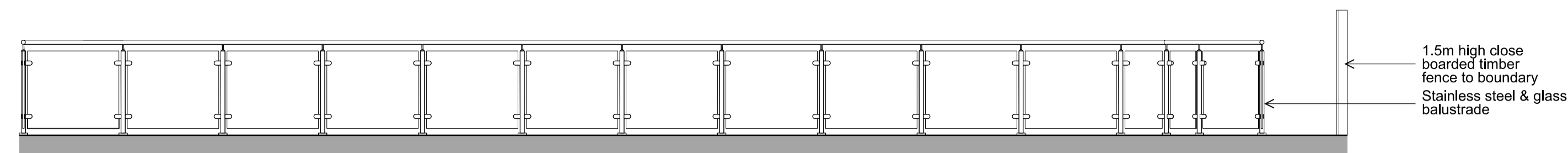
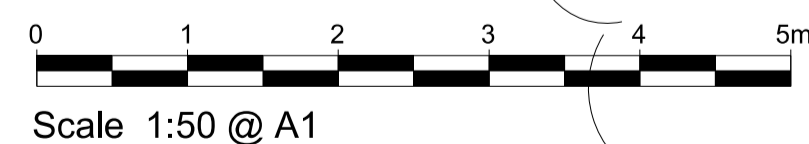
Photo 5 – Sample of camouflage netting for proposed screen.



Note: Sample approved by Ms Angela Ryan on 12th May 2016

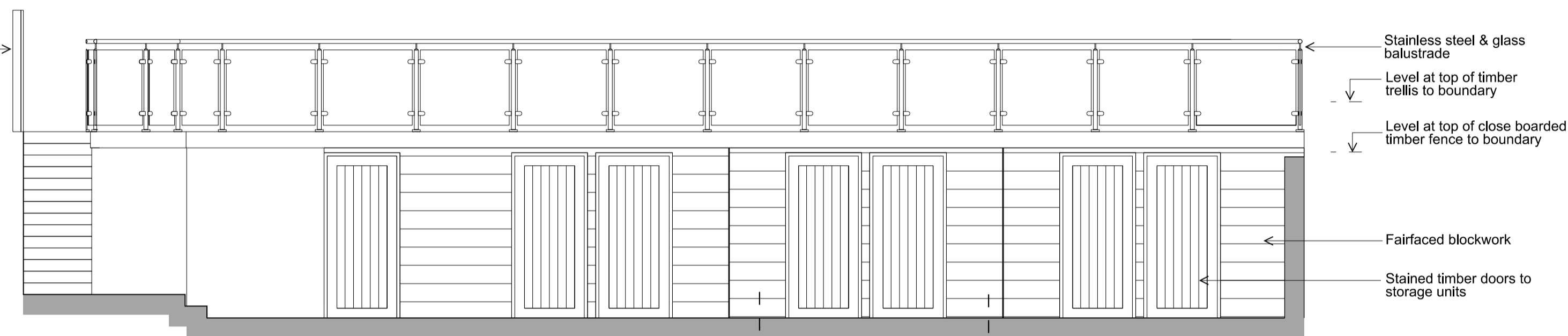


PLAN SHOWING PROPOSED LOCATION AND EXTENT OF TIMBER DECKING

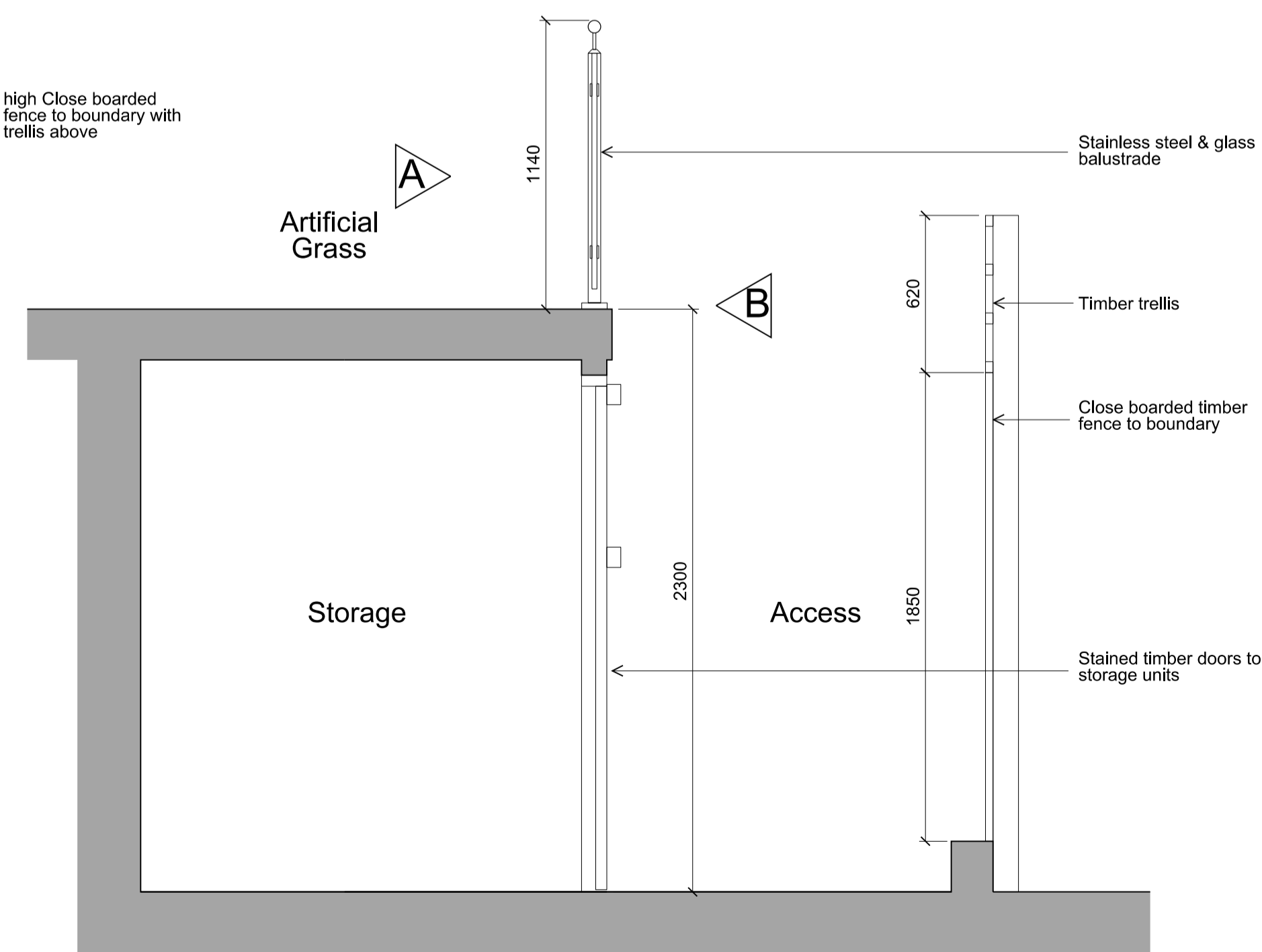
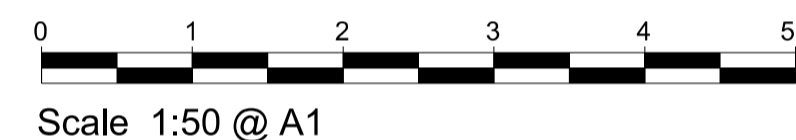


ELEVATION A

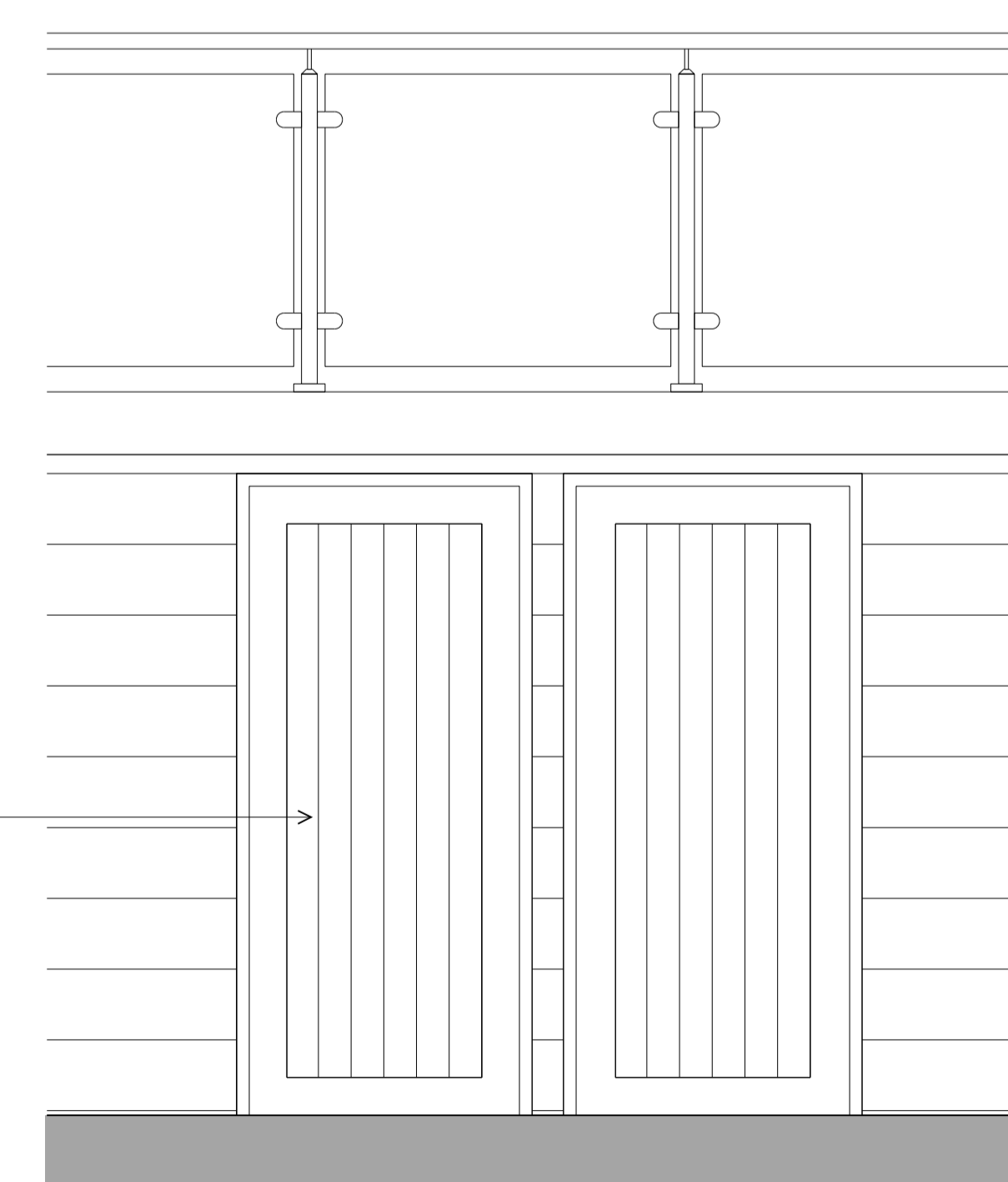
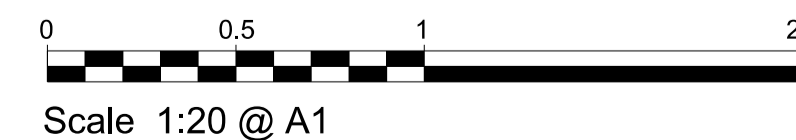
See 1:20 Elevation Below



ELEVATION B



SECTION X-X



PART ELEVATION A
(See above)

Project:
Proposed Deck & Screening
to Rear Garden of
28 Lyndhurst Road,
London NW3 5PB

Title: Plans, Elevations & Section
Showing Proposed Decking

Scale: 1:50 & 1:20 @ A1

Date: May 2016

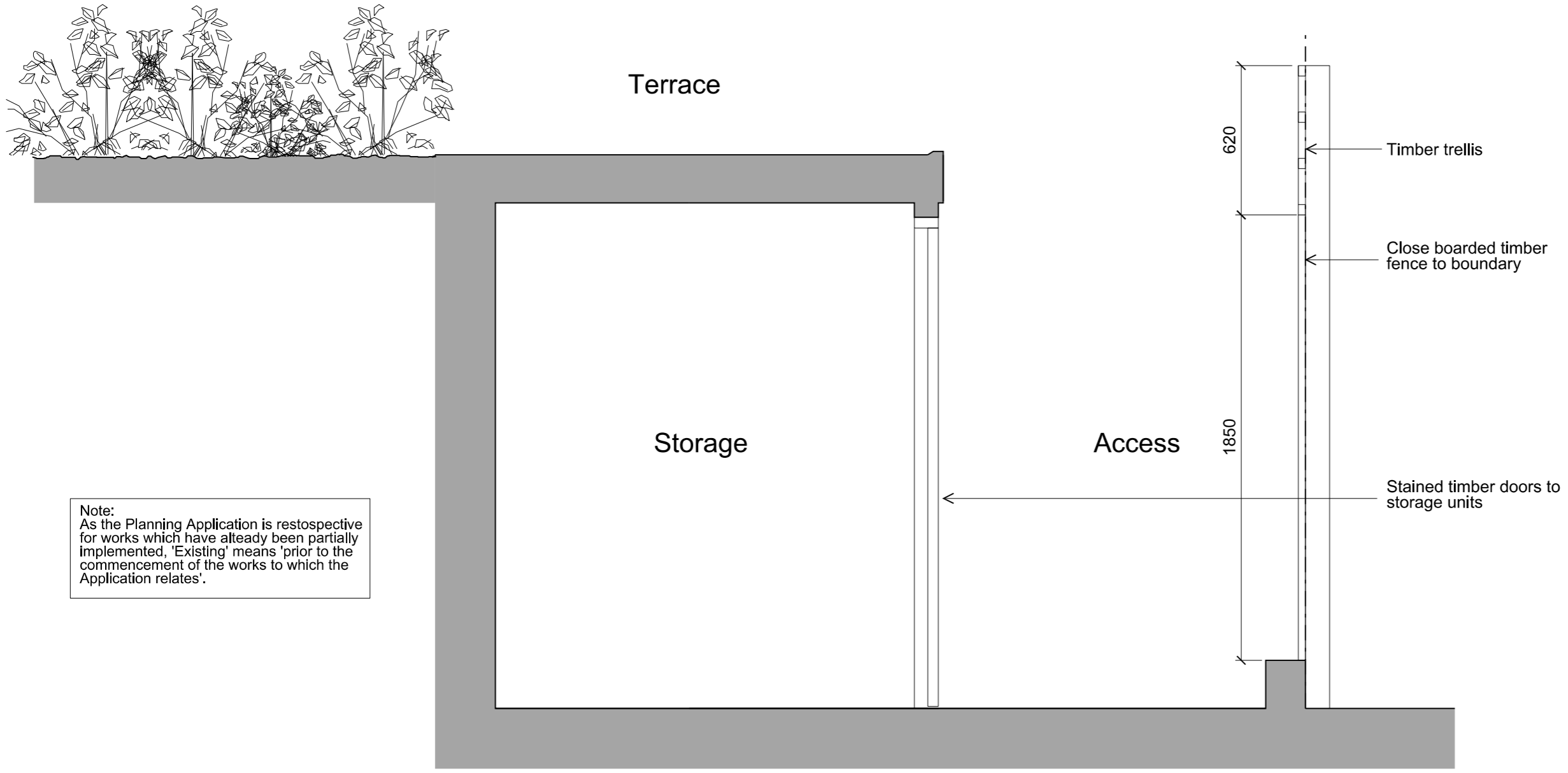
Oakley Hough.

The Barn, Stebbing Farm
Fishers Green, Stevenage,
Hertfordshire SG1 2JB

Tel: 01438 745288
Mobile: 07710 549 270
e-mail: john@oakleyhough.co.uk

Drawing Number:
889/TP/201

Notes:
For gross internal areas refer to separate schedule.



Note:
As the Planning Application is restrospective for works which have already been partially implemented, 'Existing' means 'prior to the commencement of the works to which the Application relates'.

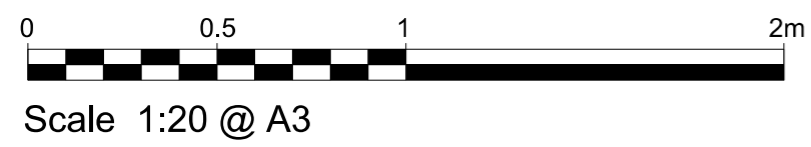
Project:
Proposed Deck & Screening to Rear Garden of 28 Lyndhurst Road, London NW3 5PB

Title: Section Through Existing Terrace

Scale: 1:100 @ 1:1250 @ A1

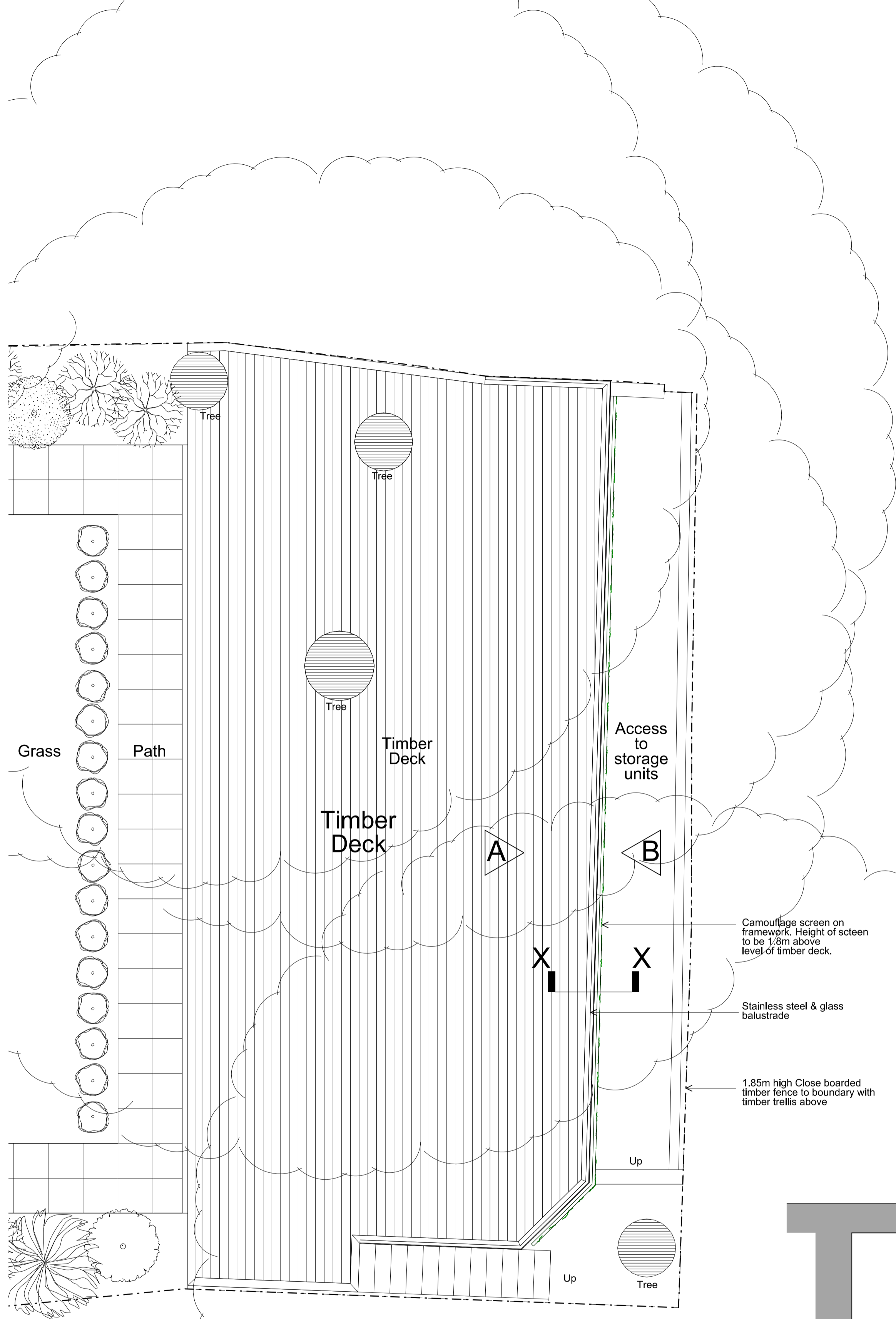
Date: May 2016

SECTION Y-Y THROUGH EXISTING TERRACE
(For location of section see drg no 889/A1/100)



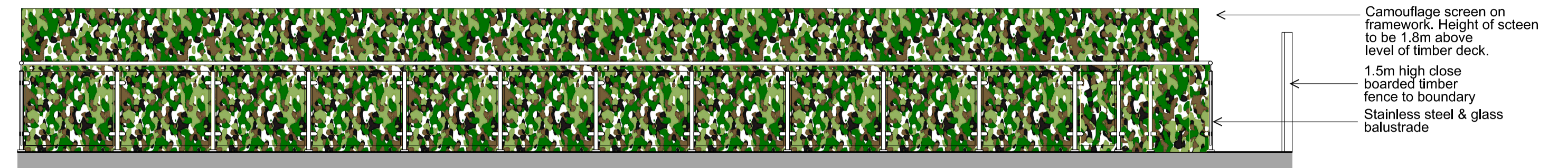
Oakley Hough.
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Drawing Number: 889/TP/102



PLAN OF DECK SHOWING LOCATION AND EXTENT OF CAMOUFLAGE SCREEN (As Existing)

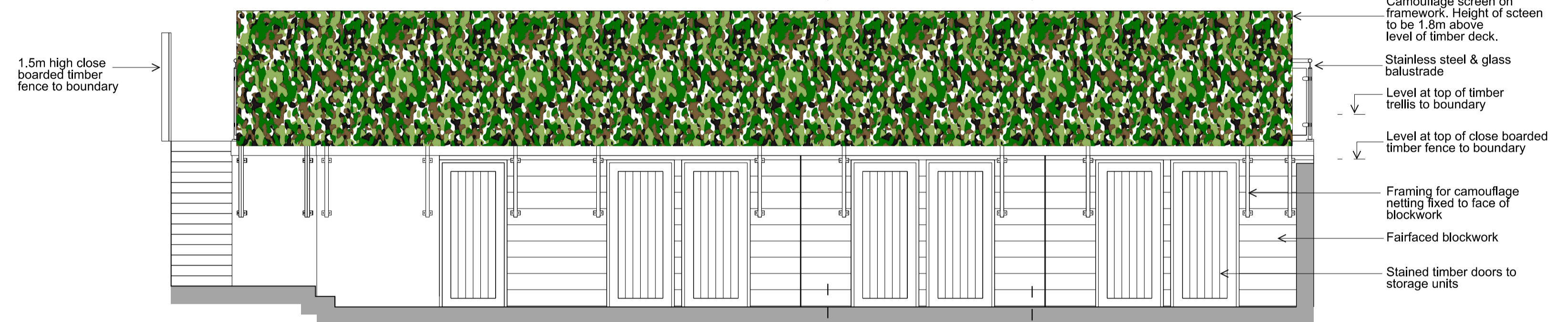
Scale 1:50 @ A1



ELEVATION A (As Existing)

Camouflage netting similar to sample viewed and approved by Camden Council on 12th May 2016 (eg. 'Woodland' Camo Netting).

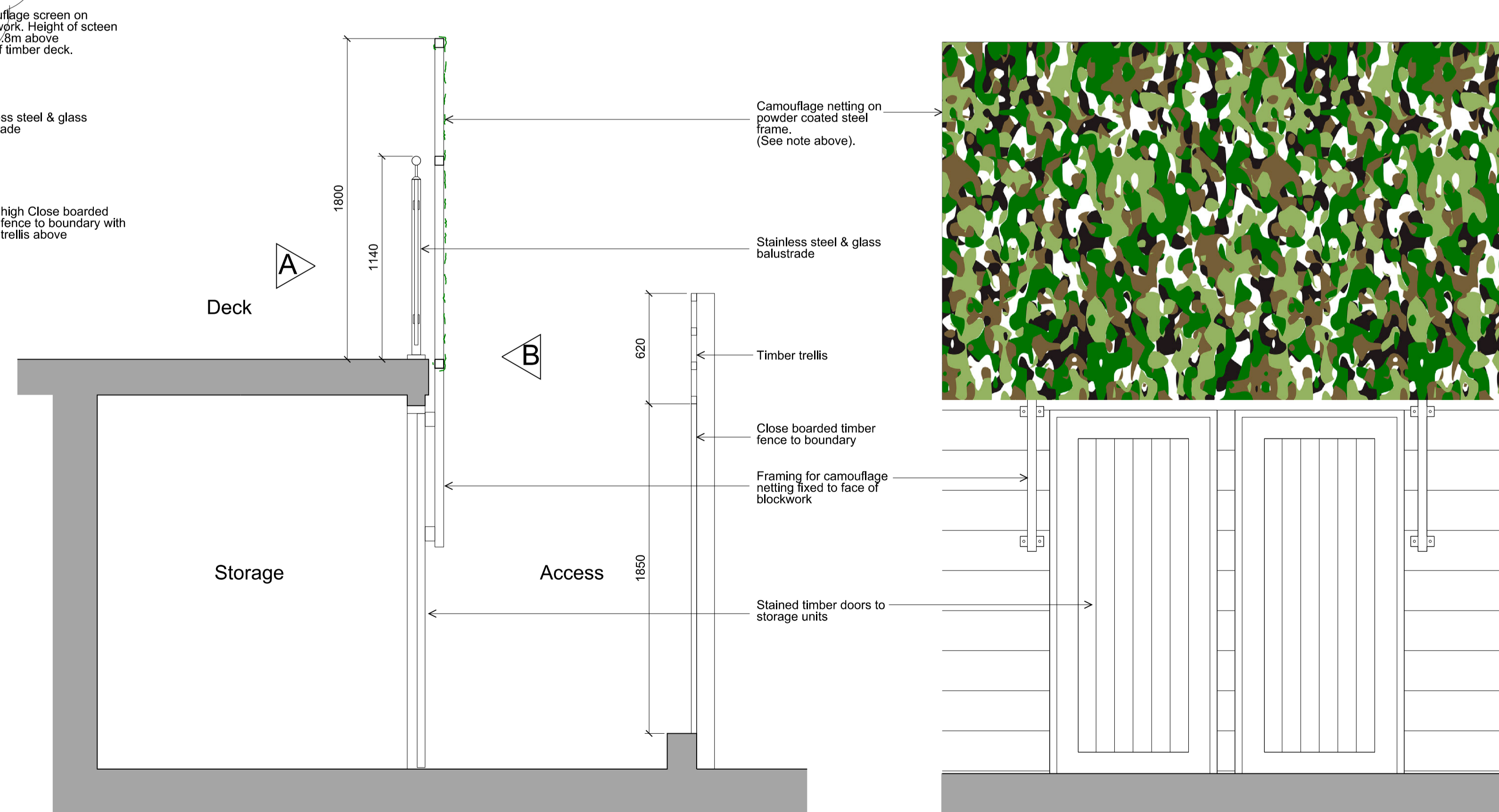
See 1:20 Elevation Below



ELEVATION B (As Existing)

Scale 1:50 @ A1

Note:
As the Planning Application is retrospective for works which have already been partially implemented, 'Existing' means 'prior to the commencement of the works to which the Application relates' and 'As Existing' means 'the current condition on site, where the works have been completed with the exception of the camouflage screen and frame'.



SECTION X-X (As Existing)

Scale 1:20 @ A1

PART ELEVATION A (As Existing)
(See above)

A (23.06.16) Updated to planners comments.

Project:
Proposed Deck & Screening to Rear Garden of 28 Lyndhurst Road, London NW3 5PB

Title: Plans, Elevations & Section (As Existing)

Scale: 1:50 & 1:20 @ A1

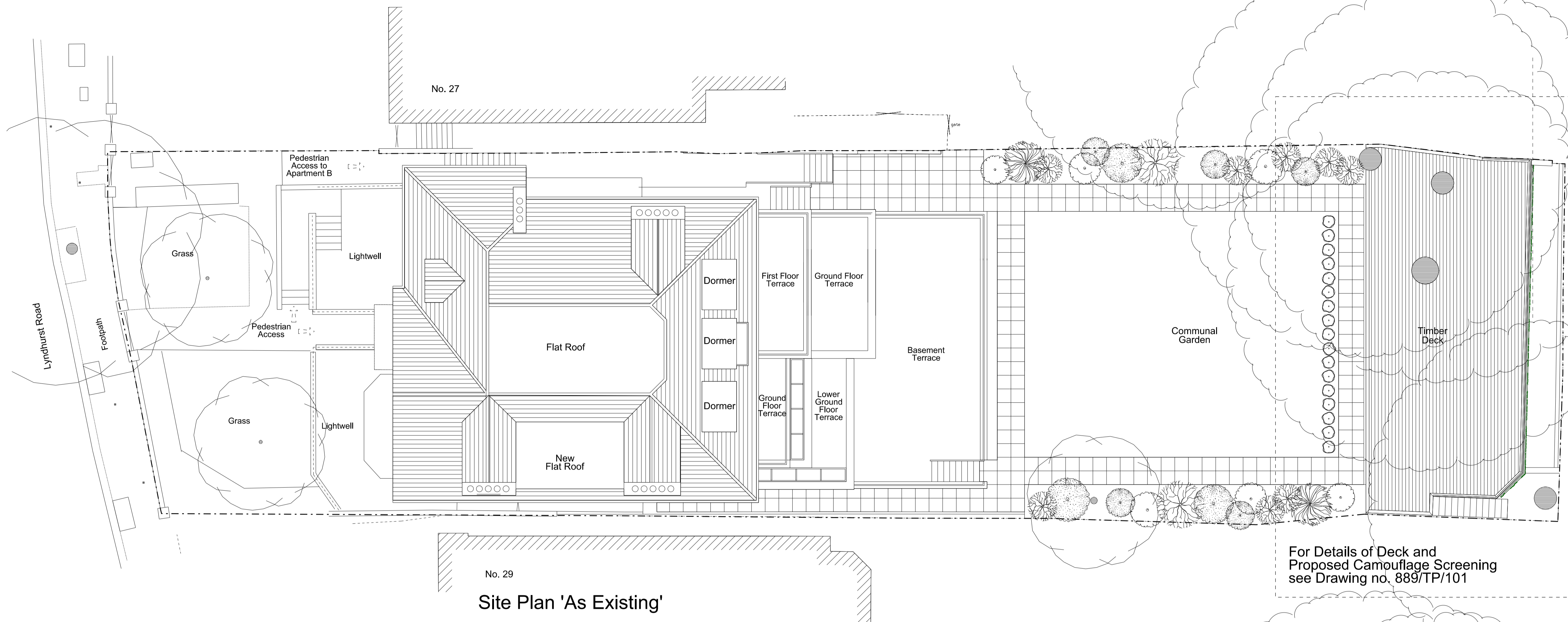
Date: May 2016

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Drawing Number:
889/TP/101A



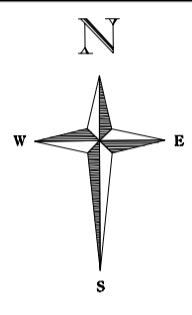
Site Plan 'As Existing'

Notes:
For gross internal areas refer to separate schedule.

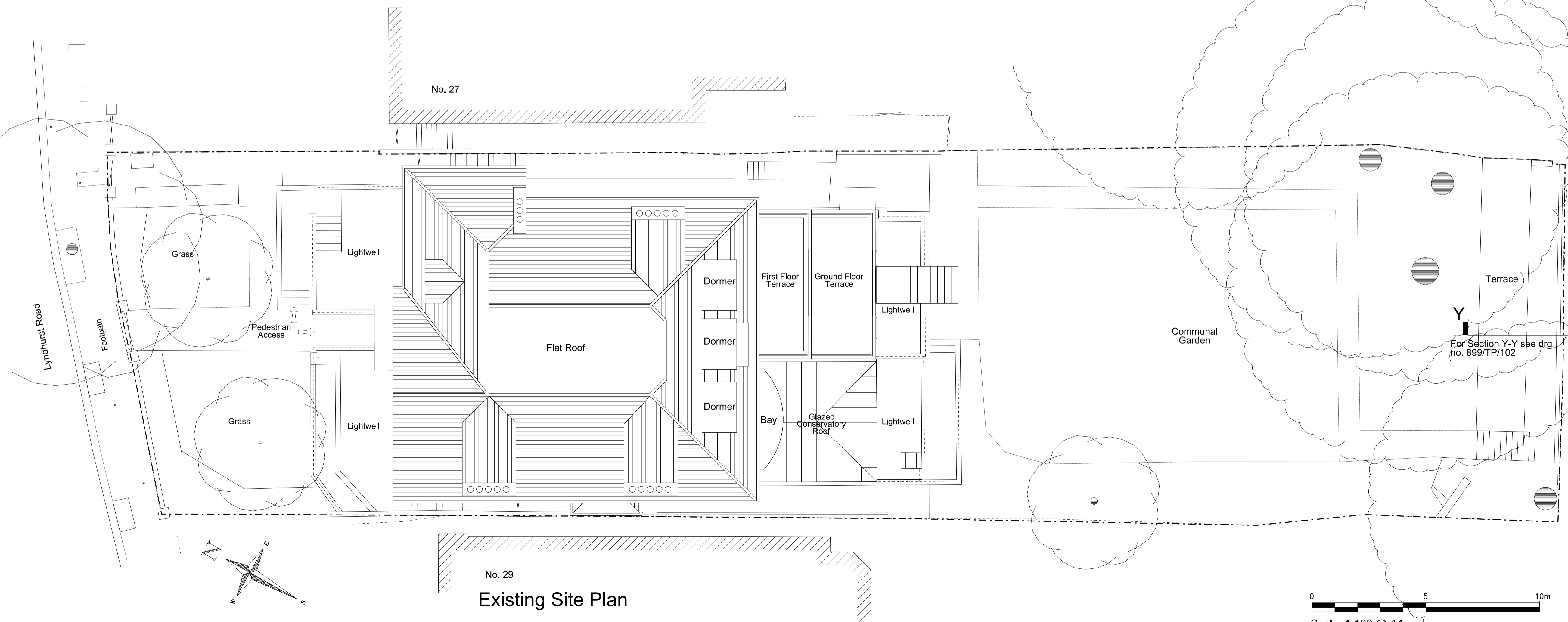


Site Location Plan

Scale 1:1250



For Details of Deck and Proposed Camouflage Screening see Drawing no. 889/TP/101



Existing Site Plan

Note:
As the Planning Application is retrospective for works which have already been partially implemented, 'Existing' means 'prior to the commencement of the works to which the Application relates' and 'As Existing' means 'the current condition on site, where the works have been completed with the exception of the camouflage screen and frame'.

A (23.06.16) Updated to planners comments.

Project:
Proposed Deck & Screening to Rear Garden of 28 Lyndhurst Road, London NW3 5PB

Title:
Site Plan and Site Location Plan

Scale: 1:100 @ 1:1250 @ A1

Date: May 2016

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Scale 1:100 @ A1

Drawing Number:
889/TP/100A



Report

Appendix 6

Email dated 12th
August 2016
from LBC

5 Pancras Square
London N1C 4AG



Please consider the environment before printing this email.

From: John Hough [<mailto:john@oakleyhough.co.uk>]
Sent: 18 August 2016 17:05
To: Grace Douglas, Amy
Cc: Sony; Simon Hampton
Subject: 28 Lyndhurst Road

Dear Amy

Further to our recent telephone conversation on the subject of your email to Simon (see below) I have discussed your comments with my Client and have attached a drawing of a revised scheme for your consideration.

Here we have done as you requested by reducing the size of the terrace by 50%, setting the terrace back 5000mm from the rear boundary and delineating the back of the terrace by a row of planters. The concrete roof of the existing storage units will now be covered with artificial grass, as real grass would not flourish under the trees. We have had to retain the balustrade for safety reason, as required under the Building Regulations.

On the assumption that the proposal is acceptable, I will shortly provide you with any further information that you may require.

Kind regards

John.

John Hough Dip Arch RIBA; MAPM
Chartered Architect
Oakley Hough Limited
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Fishers Green, Stevenage,
Hertfordshire SG1 2JB

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email 12th August

Hi Simon

Further to my site visit on Friday, I wish to advise we would not approve the roof terrace as it stands.

1. The size and scale of the terrace is completely inappropriate to the surroundings and would be detrimental to the character of the conservation area.

2. In terms of residential amenity, overlooking would occur to properties No. 27, 29 Lyndhurst Road, and to the rears of 18-22 Wedderburn Rd. I do not consider the proposed camouflage screening an acceptable solution due to its impermanent nature and unattractive appearance. The camouflage screening would not integrate with the site, appearing as a dominant addition and out of context with the surroundings. The visual impact to the adjacent neighbours with the addition of this screening would be significant and would greatly reduce the amenity that existed previously.
3. Furthermore, the plans submitted are not accurately representative of the site due to the raise in levels of approximately 16cm.
4. An Arboricultural Report was not submitted to sufficiently demonstrate protection to the trees. We require this to be submitted as I have discussed with our landscaping officer and we are not convinced the trees have been suitably protected.

As such, I request that amendments are made to the plans to address the above information. We would accept a roof terrace that is set back further from the rear boundary line so that no screening is required to prevent overlooking and of a sufficiently smaller scale (at least half of the width of the existing). We would then be able to grant approval subject to enforcement action which would require you to amend the roof terrace to comply with the approved plans.

Please also submit an Arboricultural Report demonstrating that the trees have been protected.

You can discuss this with our landscaping officer or one of the consultants available at:

<http://www.trees.org.uk/>

I would request this information is provided to me within 10 days.

If I do not hear back from you in the timeframe requested I will recommend the proposal for a refusal.

Regards

Amy-Grace Douglas
Planning Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden

Telephone: 020 7974 8096

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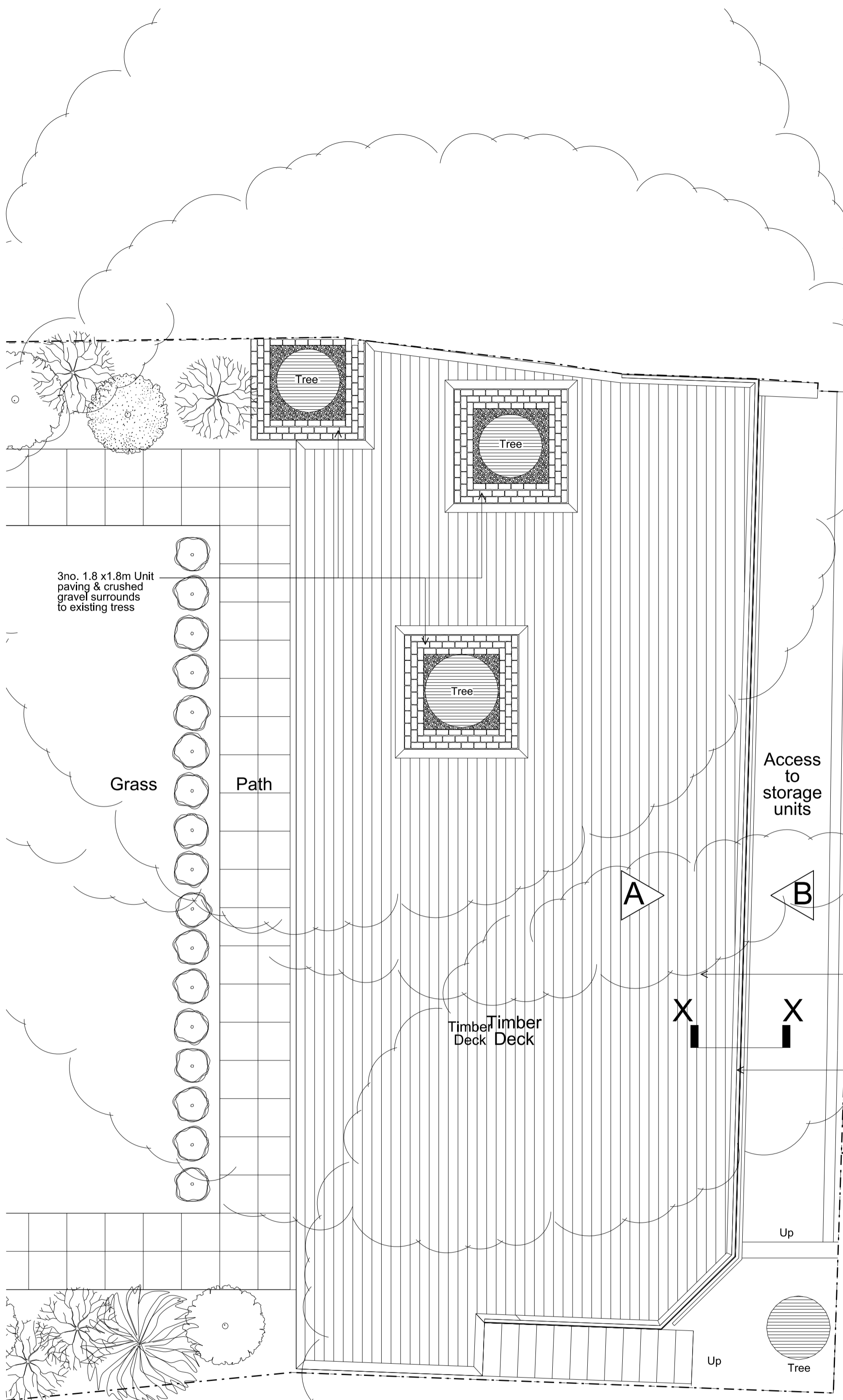
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Report

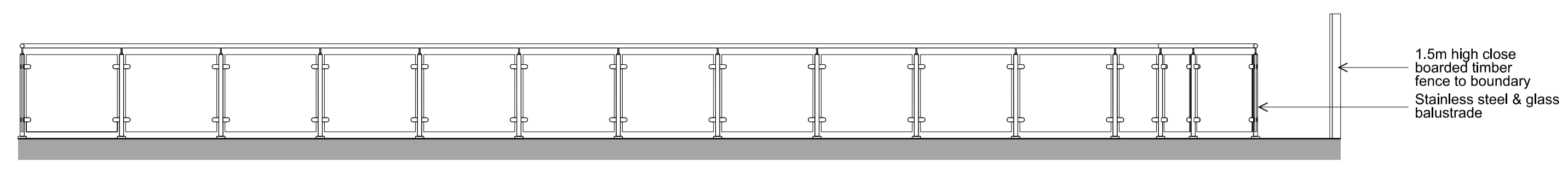
Appendix 7

Drawing no.
889/TP/201

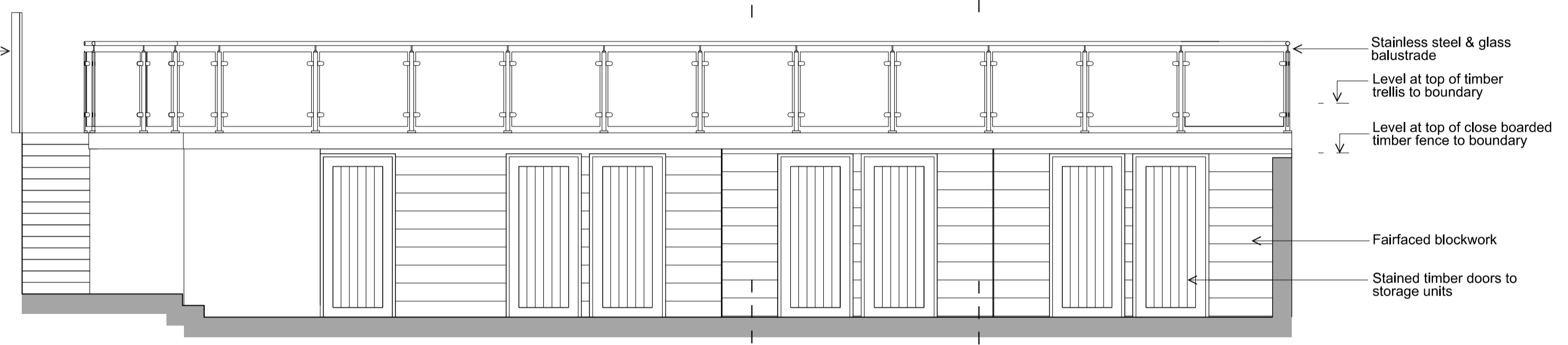


PLAN SHOWING PROPOSED LOCATION AND EXTENT OF TIMBER DECKING

Scale 1:50 @ A1

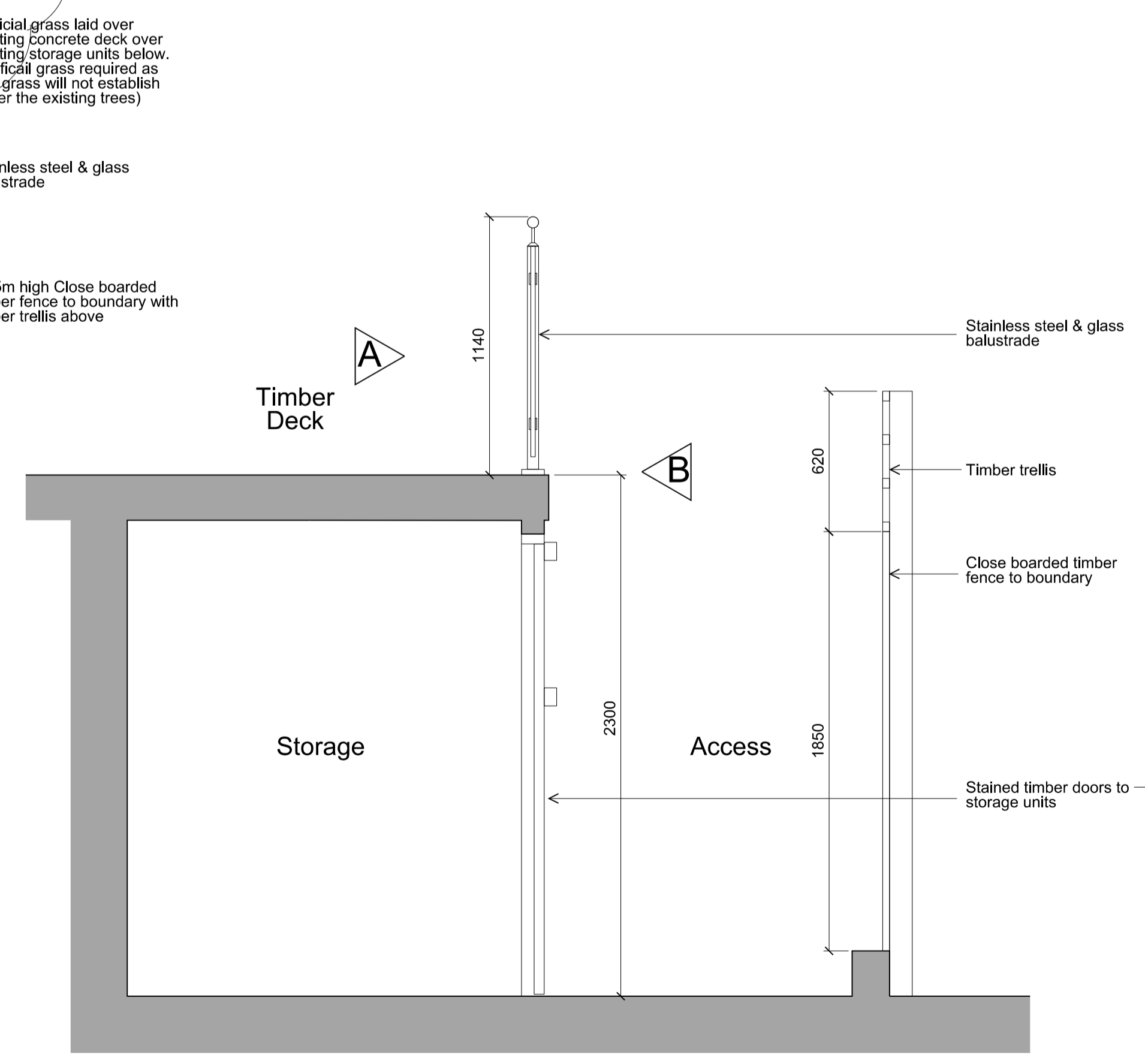


ELEVATION A



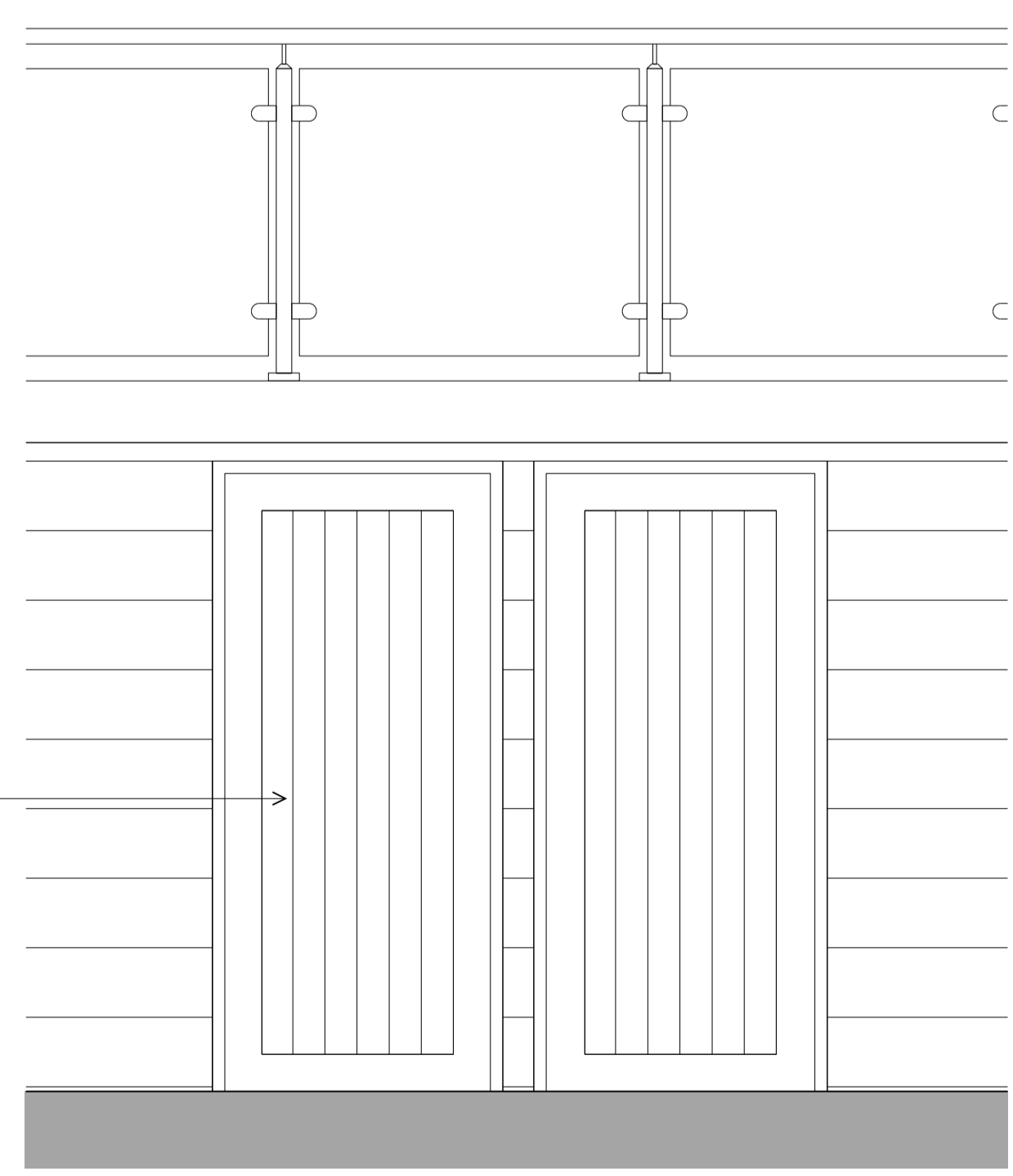
ELEVATION B

Scale 1:50 @ A1



SECTION X-X

Scale 1:20 @ A1



PART ELEVATION A (See above)

Project: Proposed Deck & Screening to Rear Garden of 28 Lyndhurst Road, London NW3 5PB

Title: Plans, Elevations & Section Showing Proposed Decking

Scale: 1:50 & 1:20 @ A1

Date: October 2016

Oakley Hough.

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Drawing Number: 889/TP/210