



# *The Heath & Hampstead Society*

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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: 2017/1011/P

Address: 22 New End NW3

Description: Roof terrace

Case Officer: John Diver

Date: 31 March 2017

This application relates to existing development, for which no Planning permission exists; i.e. a roof terrace extending over the whole of the house's plan area.

No indication is given as to when the development was carried out, or from what date the unauthorised use occurred; nor why such unauthorised use was not the subject of enforcement action. From the information available, its development date could have been many years ago.

Plainly this must be regarded as a Planning failure, especially in view of the public nuisance it will have caused.

This application must be assessed from new; that is, including the change of use involved.

We invariably oppose the formation of roof terraces at skyline level. In this case, the terrace (existing or proposed) is objectionable, on these grounds:

1. Overlooking and loss of neighbouring privacy. The house is located in a densely developed area, and many adjoining and adjacent properties are affected. An open terrace or balcony at this height will always damage neighbours' privacy; here the terrace area is very large, allowing large parties of people to cause significant nuisance.
2. Noise and light pollution on a wide scale.

Please refuse.