

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4181/P	Robin Woolfson	Gayton Residents' Association 12 Gayton Road London NW3 1TX	08/08/2017 22:32:43	OBJ	<p>This is a retrospective application for replacement of the existing railings and erection of steps from roof to French doors of dormer above flat roof of existing rear outrigger with installation of aluminium sliding doors and metal balustrade and demolition of the rear chimney stack.</p> <p>The French doors and glazed balustrade were approved in September 2013; and erection of the 2 storey rear extension was approved in March 2016. Sadly, the non-permitted work for which retrospective planning permission is now requested was carried out as part of this major renovation. The Owner/developer gained permission for a fence around the roof top in May 2016 on the basis that the railings were substantially completed more than four years before the date of the application. It is worth noting that this application was supported by a declaration from the owner in 2003 who reported occasional use of the roof terrace which was relatively difficult to access. The recent non-permitted work has dramatically improved access to the terrace by altering the glass balustrade and building steps down from the French doors. Easy access will inevitably increase usage of the terrace and reduce the amenities of neighbours.</p> <p>An application to establish a similar roof terrace in adjacent 6 Gayton Road was made in 2007 and refused on the grounds that the proposed roof terrace, by reason of its size and position, would result in an unacceptable loss of privacy to neighbouring properties and gardens, detrimental to their residential amenities. Subsequent appeal to the Planning Inspectorate in 2008 was also refused on similar grounds – people using the terrace would disconcertingly overlook neighbouring gardens and this overlooking would be likely to be more prolonged and more intrusive; and, bedrooms in adjacent properties would be subject to be excessive overlooking and noise. The Inspector concluded that although the proposed terrace would form an attractive asset for the owner, this would be at the expense of the living conditions of neighbours. This conclusion clearly establishes the responsibilities of owner/developers and the reasonable expectations of neighbours living in this terrace.</p> <p>The present application would compromise the amenities of neighbours in Gayton Road and Spencer Walk which is situated to the rear of the property. Gayton Residents' Association is an established local amenity group which represents the interests of residents in Gayton Road &amp; Crescent. We request that Camden Planning refuses this retrospective application on the grounds previously established by the Planning Inspectorate. This property is in the Conservation Area and the owner should be required to re-instate the original French doors, glazed balustrade and chimney stack with removal of the access steps.</p>

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**Total: 14**