

2017/4770/P	91 Hillway London N6 6AB	Variation of condition 3 (approved plans) of planning permission 2015/0245/P dated 19/08/2015 for: Erection of a single storey ground floor rear extension, following removal of existing extension, installation of a new door and balcony at rear first floor level; installation of one rear and one side dormer window; installation of two roof lights within side roof slope and one roof light on existing first floor side extension; enlargement of first floor window on the front elevation; and enlargement of the single storey ground floor side extension on the front elevation to facilitate the reinstatement of the original garage in connection with use as a dwelling (Class C3), namely, installation of glass balustrade with privacy screens associated with a terrace to the rear at first floor level.	Obote Hope
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Objection,

Comment.

As a non material amendment the CAAC has not formally been asked to comment however;

The CAAC objected to the original planning application, 2013/4512/P, though this is not recorded in the Members' Briefing report & our objections omitted the balcony which had a glass balustrade across the door opening (Juliette balcony). The decision notice for this application did have the condition;

- 3) *The flat roof of the proposed ground floor rear extension shall not be used for a roof terrace or seating area and shall be accessed for maintenance purposes only. 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*

A second application, 2015/0245/P, related to changes at the front of the property, the Juliette balcony was still shown at the rear.

This new application seeks to create a 1st floor roof terrace at the rear of the property and effectively overturn the original condition. The screening proposed to each side is only 1700mm high which is too low, and the final meter or so is only 1100mm high glass and thus provides no screening.

The HLE Conservation Area Appraisal & Management Strategy raises the concern of unacceptable overlooking in relation to roof alterations and recessed roof terraces.

CPG 5 states (5.23) Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and

security.

The closest neighbouring property, 93 Hillway is owned by the applicant and thus unlikely to object. Future residents may object; there has been a recent instance where a roof terrace established in the 1980's caused offence to new residents in 2016, however because of the age of the installation no action could be taken, EN160758.

The views of the other neighbour, 89 HW, should be sought.