

CONSULTATION SUMMARY

Case reference number(s)

2017/3291/P

Case Officer:

Obote Hope

Application Address:

47 Princess Road

London

NW1 8JS

Proposal(s)

Erection of two-storey infill extension at lower and upper ground floor levels and installation of roof terrace with metal balustrade at ground floor level all associated with the use as residential (Class C3).

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Objections from occupier of No 49 Princess Road on the following grounds:

- I have seen the application for the adjacent property and am in general content with the volumes proposed; however, I am very concerned about the impact of any overlooking from the proposed first floor terrace on my small garden.

Officer's response are as follows:

- The proposed terrace would not have a detrimental impact in regards to loss of privacy into no. 49 Princess Road's rear garden. The terrace is set back and between high closet wings so direct side views are not possible. It is very small so would not accommodate large parties of people. The rear gardens have mutual overlooking

due to their size and setting surrounded by properties closely located along Edis Road and Princess Road. In addition, there are series of large windows to the flank elevation facing no 49 Princess Road at ground floor level, which is similar in depth with the terrace proposed. As such, the potential impact would not be harmful and not serious enough to warrant refusal.

Comments received from Primrose Hill Advisory Committee are as follows:

- No objection to the proposal is raised in regards to the impact on the character and appearance of the conservation, the impact of the proposed two storey rear extension would be minimal;
- The retention and creation of the openings would follow the pattern of the main house;
- The ground floor terrace is modest in depth and set back within the existing side addition and any overlooking would be limited to the rear of the house on Edis Street directly opposite;
- The glass balustrade is not appropriate in this location, and;
- modest depth and deep set back of the proposed roof terrace are critical to the acceptability of the proposal, which should not be enlarged or extended further back towards the rear boundary. Nor does this proposal set a precedent for other terraces in other locations.

Officer's response are as follows:

- The glass balustrade was revised and the proposed metal balustrade would complement the design and appearance of the host building;
- It is duly noted that the proposed roof terrace along with the 2 storey rear extension would be appropriate in design/appearance. The scheme would not have a detrimental impact on the loss of privacy. Furthermore, it is not considered that the proposal would have an adverse impact with the loss of daylight/sunlight due to its design and setting within the terrace. All application for development are determined on a 'case by case' basis. As such, any subsequent planning proposal for a similar scheme would be considered in accordance with the Local Plan 2017 and the relevant supplementary planning guidance.

Recommendation:- Grant planning permission