| 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.**

Although the latest drawings significantly reduce the size of the terrace it still provides a space that will over look the adjacent gardens and would set a precedent.

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.

Condition 3 applied to the original grant of planning permission, 2013/4512/P, should remain

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*