

CONSULTATION SUMMARY

Case reference number(s)

2017/3428/P

Case Officer:

Charles Thuaire

Application Address:

1a Highgate Road
London NW5 1JY

Proposal(s)

Variation of condition 4 (development in accordance with approved plans) of planning permission ref 2016/4663/P dated 20.12.16 (for Alterations to roof and elevations of warehouse building (Class B8), including changes to roof profiles, new rooflights, new doors and windows in front and rear elevations, plus new paving and fencing in front entrance courtyard), namely to allow further design alterations to roof, facades, fenestration and courtyard.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>Owner and tenant of 1 Highgate Road separately object-</p> <p>Consultation process;</p> <p>developer's strategy to circumvent planning process and implement previous Prior Approval for flats into a larger building, cannot change use of a now almost entirely demolished warehouse;</p> <p>Loss of amenity from 2 roomed structure at front of building;</p> <p>Building entrance too close to party walls;</p> <p>Unclear what is proposed to roof pitch changes;</p> <p>Loss of privacy from front windows and possible roof terrace, loss of privacy from roof hatch and flat roof;</p>
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Loss of amenity in noise and privacy from binstore

Officer response-

The previous Prior Approval for change of use to flats is subject to a different regime of legislation within the GPDO; this application is only for minor changes to a previous approval for roof alterations to the existing warehouse building and does not imply any permission for flats- indeed the plans do not show the internal layout so this application can only be assessed on its physical impact in design and amenity terms.

The windows in the inset section of the front entrance under a new canopy and those in the adjoining office wall will not create any overlooking to adjoining habitable room windows or gardens of 1-7 Highgate Road residents due to their location facing the entrance alleyway, angle of view, height, and distance of over 18m from no.1's rear facade. The office windows are below the high boundary wall. However, for the avoidance of doubt, the glazed canopy which overhangs in front of the new inset windows should be obscurely glazed in the same way as the previous permission required the rooflight in this location to be obscurely glazed.

The building entrance is in the same location as before. The roof pitch changes are clear from the proposed plans and only relate to the office element facing the rear of the public house. There are no roof terraces or hatches planned nor any access to the flat roof of binstore. The latter is proposed to prevent fumes and noise emitting from the bins up to the flats behind.

The courtyard enclosures do not rise above the neighbours' boundary wall; the patio will replace a previously approved amenity space, and the refuse store will be fully roofed over and replace existing informal open storage of bins here. In this context, it is considered there will be no further loss of amenity through additional overshadowing, noise or fumes.

Recommendation:-

Grant planning permission