
From: alan gregg [REDACTED]
Sent: 28 December 2017 04:53
To: Yeung, Raymond
Subject: Application number: 2017/6921/P

Dear Mr Yeung

The owners of 5 Gayton Road have submitted a new planning application 2017/6921/P after the refusal of their previous application 2017/4181/P and warning of enforcement.

In our view, the new application is a continued attempt to establish a roof terrace where it is not permitted. The new application seems to be another attempt to apply for things which you have already refused.

Part of the new application 2017/6921/P is for the “renewal” of railings at the west and south side of the rear flat roof. It is important to note that these railings have already been built. Also, these railings were already refused permission in the previous application 2017/4181/P.

It has already been established in your report for 2017/4181/P and the reports you quote from (precedents for roof terraces being refused in adjacent properties), that these railings are jarring and incongruous and harm the design and appearance of the host property. They also fail to preserve or enhance the character and appearance of the Hampstead Conservation Area.

Railings at the edge of the rooftop would still allow use as a roof terrace. Although the application would remove the unauthorised (and already built) staircase, the architect drawings in 2017/6921/P envisage an exit from the sliding door at the back of the dormer – the Juliet balcony only extends part way across the windows. This exit, as well as a railing around the rooftop would allow for use as a roof terrace - which is not authorised. Anyone standing on the rooftop looks directly into our bathroom and our son’s bedroom, as well as over surrounding gardens. The potential for noise and disturbance at close range from anyone using the terrace is not acceptable.

None of the other five identical houses on Gayton Road have access to the rooftop from the rear elevation, and an exit here (especially in addition to a railing around the terrace would cause us great concern. The approved Juliet balcony is shown in application 2015/7150/P (Proposed E02_REAR_ELEVATION_rev2/Photograph 02_3D). To be clear, we have no objection to a Juliet balcony that extends across the entire back wall of windows (as originally approved) – but a door giving access to the roof top is an issue because it clearly means that there is the intention to use it as a roof terrace.

We strongly object to application 2017/6921/P, as it does not address the concerns regarding privacy and amenity that affect neighbouring properties.

Six neighbours submitted objections to the proposed development in response to 2017/4181/P. These concerns have also been ignored in the new application.

Could you please let me know if the Council will consider the objections made in response to 2017/4181/P when they consider this application, or whether 2017/6921/P will be considered in isolation? Most of the same issues apply to both applications. Thank you.

I notice that under the Application Progress Summary on the Camden council website that the application was registered on 21-12-2017, but that comments are allowed until 15-12-2017. I assume this is a mistake.

I am concerned that this application has been submitted when many people are away for the Christmas break. If neighbours are required to submit responses I hope the Council will take the timing into consideration.

Best Regards

Alan Gregg

6 Gayton Road

