

CONSULTATION SUMMARY

Case reference number(s)

2018/3570/P

Case Officer:

Charles Thuaire

Application Address:

108 Torriano Avenue
London NW5 2SD

Proposal(s)

Erection of ground floor rear extension with roof terrace and screening above to replace existing rear addition, and erection of first floor rear closet wing to replace existing wider one, plus elevational changes to rear

Representations

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

Summary of representations

(Officer response(s) in italics)

Site notice 12.9.18 to 6.10.18

2 neighbours at nos 110 and 112 Torriano Avenue object-

Inaccurate drawings of front and rear elevations;

Loss of privacy from roof terrace, which extends further than current glazed extension, to neighbours at 106, 110 and 112; patio and entire garden of 110 will be overlooked;

Noise nuisance as currently noise is amplified by reverberating from blank flank walls of houses around rear gardens

Kentish Town Neighbourhood Forum- no comments to make

Officer response

Plans have now been corrected to show accurately existing situation and neighbouring elevations.

The roof terrace has been revised to prevent access to the dog-leg section adjoining no. 110 (and access will be prevented by condition) so that there will be no direct overlooking to the rear window or private patio area. Moreover the resulting angles of vision due to this setback and the perimeter screen balustrade is such no views will be possible into the rear garden area near 110's patio doors nor that of 112. In any case, views are possible from existing roof terraces and rear windows along this terrace into all neighbouring gardens. There are current views from no 108's side window to 106's roof terrace and so this intervisibility will continue with the new roof terrace. However a 1.7m high side privacy screen will be added (and secured by condition) to prevent more intrusive views down into the terrace and also the habitable room due to the difference in levels between the two.

As the house already has a garden, it is unlikely that the new terrace on its own will be used intensively for noisy activities; in any case, it matches the size of adjoining terraces at nos 104 and 106 and any noise will be of a domestic nature and unlikely to be harmful.

Recommendation:-

Grant planning permission