

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6219/P	[REDACTED]	09/01/2019 21:06:44	OBJ	<p>This application which provides details of windows and doors, balustrades, canopies, lightwell glazing and railings is required by condition 3(a &amp; b) of planning permission granted on 27/06/2018 under ref. 2017/6080/P.</p> <p>We note that 2017/6080/P has conditions 10 and 13 to "prevent overlooking of neighbouring premises". These conditions relate to the design of the windows and the installation of "Juliet balconies". This is explained in the officers' report for 2017/6080/P which states:</p> <p>"The 3rd floor flat roof would be a green roof and not a roof terrace for use by the building's occupants. Two windows with Juliet balconies would face onto this roof which are set away from the boundary with 1 Colville Place. The Juliet balconies are considered adequate to prevent people from accessing this roof; nevertheless a condition would state that this roof must be accessed for maintenance purposes only. The arrangement is not considered to result in harmful overlooking of the 3rd floor terrace at 1 Colville Place."</p> <p>Yet the drawing submitted fails to meet the criteria set out in the decision and conditions for 2017/6080/P. Instead, the submitted drawing shows a totally different design.</p> <p>We are aware that the applicant is trying to amend 2017/6080/P with application 2018/5143/P and a decision on this is still pending. We have already objected to this amendment as it undermines the conditions quite clearly set out in 2017/6080/P.</p> <p>The applicant by submitting this drawing is showing details of a design related to the proposed amendment and is clearly trying to circumvent the process of compliance with the permission granted under 2017/6080/P.</p> <p>There has been considerable discussion between planning officers, interested parties and the applicant about the design of the windows, railings, and a design to ensure that the roof is not used for amenity purposes and the right of privacy of neighbours is protected. Those discussions concluded with the planning permission given complete with plain English conditions and notes that a layperson could understand.</p> <p>The applicant and his architect are now trying to persuade officers that they cannot purchase a window unit that opens inward, despite the fact that internally opening units with Juliet balconies are a common design on contemporary buildings and widely available to purchase from a number of sources.</p> <p>For the reasons given above this application should be refused. The applicant should be referred back to the conditions and officers report for the permission granted with reference 2017/6080/P.</p>

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