

# CONSULTATION SUMMARY

## Case reference number(s)

2019/0164/P

## Case Officer:

Sofie Fieldsend

## Application Address:

Mid City Place  
71 High Holborn  
London  
WC1V 6EA

## Proposal(s)

Installation of 3x doors and balustrade at 6th floor level to create new terrace.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

## Summary of representations

**(Officer response(s)  
in italics)**

The owner/occupier of No. Flat 13, 22 Red Lion Street have commented on the application on the following grounds:

1. Overlooking residential properties on the north side of Sandland Street, 22 Red Lion Street and Three Cups Yard.
2. Permission for this development should be conditional on use being limited to weekday working hours and early evenings to protect the residential environment.

	<p>Officer response:</p> <ol style="list-style-type: none"><li>1. The proposed terrace will not face onto Red Lion Street directly and No.22 is set significantly away from the application site and is well screened by 20 Red Lion which currently constructing a roof extension. Three Cups Yard is set off Sandland Street, given the small footprint of the terrace on this elevation and the separation distance to the properties located on these streets it is not considered to create issues of overlooking to an extent that would warrant a reason for refusal.</li><li>2. Conditions have been attached limiting the hours of use of the terrace and the playing of loud music.</li></ol>
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**Recommendation:-**

**Grant planning permission**