

CONSULTATION SUMMARY

Case reference number(s)

2018/5511/P

Case Officer:

Charles Thuaire

Application Address:

Flat B, 1 Perren Street

London NW5 3ED

Proposal(s)

The removal of existing windows at front 2nd floor level to create an inset roof terrace within the roofslope.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

Press advert and site notice 21.11.18 to 16.12.18

Kentish Town Neighbourhood Forum- no comments to make

1 Perren Street objects-

Safety - The roof terrace at this height is clearly a danger. Earlier this year someone fell from the window of the floor beneath and fractured a vertebra. The low parapet wall is clearly insufficient.

Noise and disturbance – The house is frequently rented on Air BnB and is something of a Party house. A roof terrace to this property would only take the party goes outside and make more noise and disturbance.

Overlooking – Any user of the terrace would have a view directly into our

living room. (NB. No.1 is on north side of Perren St at an angle from the application site no.1B on western side)

Officer response

A balustrade of 1.1m height is provided to Building Regulation standard.

The roof terrace is approx 12 sqm and is not overly large and indeed smaller than the existing roof terrace nearby at no 1 Perren St. As it serves a 2 bedroom flat which has no other garden or terrace, it would only be used for domestic purposes as an outside seating space and would be unlikely to create a serious noise disturbance. Renting out for an AirBnB flat and noisy parties would be controlled by other legislation.

The new terrace would not result in any significantly greater overlooking beyond that which already exists through the large window to the neighbouring front and side windows plus roof terrace of the adjoining property at 1 Perren Street. It is noted that these windows are anyway mainly at an acute angle so that direct views would be very difficult if not impossible.

Recommendation:-

Grant planning permission