

CONSULTATION SUMMARY

Case reference number(s)

2018/5696/P

Case Officer:

Charles Thuaire

Application Address:

29-30 Kings Mews
London WC1N 2JBB

Proposal(s)

Minor amendments to planning permission ref 2012/3877/P dated 18/07/2013 (for the erection of second and third storeys and change of use from warehouse/office/flats to 3 flats), as further amended by planning permission ref 2015/5080/P dated 29/04/2016 and by Non-Material Amendment ref 2017/5304/P dated 11/04/2018, namely for alterations to fenestration on rear and north side elevations and alterations to roof layout.

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)	<u>Objection from neighbour</u> at 23-24? Kings Mews Overlooking from the north facing 3rd floor side window to next door's roof terrace- wants it to be obscure glazed. No proper internal cycle and refuse storage for ground floor flats.
	<i>Officer response</i> There is no control over whether the approved side window is clear or obscured. The original planning permission ref 2012/3877/P had the full height corner window marked as being obscure glazed on the 3rd floor plan but not marked as such on the side elevation/section AA. However the ensuing series of permissions (MMA ref 2015/5080/P and NMA ref

2017/5304/P) for varying this scheme has effectively removed this requirement. Notably this latest NMA does not refer to any obscure glazing here. Moreover there is no condition on the original permission, or its successor the MMA, that requires obscure glazing to be installed or retained. Also overlooking is possible anyway from the adjoining 3rd floor front balcony which does not have any screening. Nevertheless the latest revised scheme now proposes louvred screens on this window which should prevent any clear views northwards.

The MMA and subsequent NMA approved floorplans only show 2 single bike racks within the lounges of both studio flats and no dedicated separate refuse stores. The new revised scheme does not alter this arrangement.

Recommendation:-

Grant planning permission