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**From:** Hope, Obote  
**Sent:** 27 September 2019 08:53  
**To:** Planning  
**Subject:** FW: PHCAAC Flat 1st Floor 45 Fitzroy Road London NW1 8TP Application number: 2019/4080/P

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please log as an objection.

Thanks,

Obote Hope  
Planning Officer  
020 79742555

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**Sent:** 26 September 2019 18:13  
**To:** Hope, Obote <[Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)>  
**Subject:** PHCAAC Flat 1st Floor 45 Fitzroy Road London NW1 8TP Application number: 2019/4080/P

PHCAAC meeting on 18 September 2019

**Flat 1st Floor 45 Fitzroy Road London NW1 8TP**

Application number: 2019/4080/P

Erection of a single storey rear extension at first floor level and installation of external staircase for access to the half-landing at upper ground floor level.

Objection

No privacy screening or guarding on the terrace are shown on the drawings, both of which are requirements in Camden Council roof terrace policies. The proposed access to the terrace and the terrace itself do not conform to Camden policies on roof terraces and overlooking.

Cross sections of these plans are missing and would have been helpful. Therefore the application is incomplete.

We consider the proposed external staircase is invasive to the privacy of the ground and first floor. The steps and the platform are inappropriate, obtrusive in practical terms, potentially dangerous and aesthetically unacceptable, as well as potentially in breach of air rights above the basement glass roof.

There are structural omissions from the drawings. We trust that there are no steel beams or columns required in the proposed extension.

The proposed new windows in the rear extension are excessive. We would prefer to see the fenestration on the proposed new rear wall replicating the existing single window in size and alignment.

We consider that this application neither preserves nor enhances the character and appearance of the Conservation Area. In addition, it appears not to conform to the relevant Camden policies for roof terraces and external access staircases.

Agreed signature

A solid black rectangular box used to redact the signature of the Vice Chair.

Vice Chair

PHCAAC