

CONSULTATION SUMMARY

Case reference number(s)

2020/0124/P

Case Officer:

Nora-Andreea Constantinescu

Application Address:

Flat A, 21 Princess Road
London NW1 8JR

Proposal(s)

Installation of metal railings, planters and timber privacy screen in association with creation of additional roof terrace on rear extension and replacement of existing concrete balustrade with railings

Representations

Consultations:	Site notices	31/01/2020-24/02/2020	No. of responses	2	No. of objections	2
	Press notice	06/02/2020-01/03/2020				
Summary of representations	<p>The <u>neighbours</u> at 23A Princess Road and 74 Durdans House, Royal College Street, objected to the proposed scheme on the following grounds:</p> <ol style="list-style-type: none">1. Noise disturbance2. Loss of natural light to neighbouring terrace from privacy screen3. Safety and privacy concerns.4. Screen and railing should be subject to Party Wall agreement. <p><i>Officer response:</i></p> <ol style="list-style-type: none">1. <i>There are numerous properties with terraces within the terraced row</i>					

of properties and therefore this is considered part of the street's character. The small size of the proposed terrace would not give rise to any undue noise disturbance.

- 2. The privacy screen has been reduced in length and height to address amenity concerns and reduce its impact on the building and conservation area.*
- 3. The proposed scheme is not considered to cause safety issues to the neighbouring property. The proposed privacy screen would address privacy concerns.*
- 4. Party Wall issues are covered under Party Wall Act 1996.*

Primrose Hill Conservation Area Advisory Committee confirmed they have no objections to the proposed scheme.

Recommendation:-

Grant conditional planning permission