

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3420/P	Luke Nagle	06/10/2020 16:07:15	OBJ	Dear Obote,

I am writing to you regarding planning application, ref; 2020/3420/P at 12 Prince Arthur Road, London, NW3 6AU.

I am writing on behalf of our clients who own the adjoining property at 14 Prince Arthur Road as we have a few concerns regarding the proposed works as shown within the application 2020/3420/P relating to the Upper Ground Floor roof terrace.

I will outline our main concerns below.

The drawings show a full width lower ground floor extension to No.12 similar to the one recently built on the No.14 side but with a full width roof terrace on top of this proposed extension at Upper Ground Floor level. We are concerned that if the terrace is built right up to the boundary between No.12 and No.14 as shown it will result in a loss of amenity through overlooking, loss of privacy and loss of outlook.

If one were to stand on the rear corner of the proposed terrace at No.12 it would be possible to look back into several rooms within No.14, particularly the upper ground floor reception room through the existing French doors, the kitchen/dining room through an existing roof light, and the garden patio below more generally.

When No.14 was submitted for planning, we gave consideration to this issue and the roof terrace was located on the side farthest away from the boundary so as not to cause any overlooking issues for No.12. The proposed plans for No.12 wouldn't allow for a similar arrangement and there is already an existing door and access balcony at No.12 so we don't object to the roof terrace in principle. However, we think it would be preferable if the proposed roof terrace area were to be reduced so that it comes no closer towards the boundary line between No.12 and No.14 than the current door and access balcony already exists, or alternatively if it were to be restricted to a line drawn at 45 degrees from the original boundary point on the rear wall in plan.

We are also concerned about the proposed terrace balustrades as there is little detail on these within the submitted documents but the visual appearance of these will cause significant screening and impact to the No.14 side. We think that the screening should be a material appropriate to the upper floors of a building and not detrimental to the character of the conservation area. Glass balustrades do not seem appropriate, and any planting solution should be natural and maintained in perpetuity which may require an irrigation system and sufficient depth of soil to be provided.

The applicant at No.12 has also submitted two other applications as part of the proposals dealing with separate areas but using similar drawings. We have a general concern that none of the drawings show accurately the existing condition on the No.14 side which becomes important when considering the issues of overlooking. For example the extension at Lower Ground Floor on the No.14 is not shown. Furthermore the drawings lack a level of clear detail that would reassure us that the proposed material detailing is of a good quality and appropriate to the setting of the house within a Conservation Area.

Yours Sincerely,

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				Luke Nagle MW Architects on behalf of the owners of No.14 Prince Arthur Road
