

CONSULTATION SUMMARY

Case reference number(s)

2020/3950/P

Case Officer:

Charlotte Meynell

Application Address:

35 Chalton Street
London
NW1 1JD

Proposal(s)

Erection of upper ground and first floor rear extension to existing single storey rear extension, with roof terrace above at second floor level. Alterations to rear and side windows including installation of new upper ground, first and second floor rear windows and replacement of second floor rear window with door.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	3
					No of support	0

Summary of representations

(Officer response(s) in italics)

Three comments from the public have been received for the application:

Noise concerns from proposed roof terrace:

- There are been a number of terraces / roof garden already approved on that stretch and since then the residents of Churchway/Seymour House have been subject to constant noise nuisance coming from these garden. There is currently a house housing young adults/students who are constantly partying and making noise late at night totally disregarding and disrespecting residents around them.
- I don't think we need anymore extensions for roof garden or third floor. We have enough roof gardens along that street and they face out towards Churchway. We have bedrooms facing Chalton Street back and we have already people playing music and making noise which we can hear from our bedrooms.

Overlooking from proposed roof terrace:

- My only concern with this application is privacy. The new roof terrace at second floor level will look into the existing terraces of number 31 Chalton Street. The existing terrace in number 35 is currently lower,

walled and secluded somewhat which means there is privacy between the neighbouring terraces as it currently stands. When planning permission was given for extension work and rear balconies at number 29 Chalton Street, privacy was taken into account and the terraces had privacy screens/barriers erected at their sides, preventing occupants from looking into adjacent properties. This would be an ideal situation for the roof terrace of number 35 Chalton Street. Note for example that a fence exists between the third floor terraces of no 31 and 33. A similar high fence or screen would be preferable on the terrace of this new extension between no. 35 and 33 Chalton Street.

Summary of comments

- **Noise:** *The rear building lines of Seymour House on Churchway are located approximately 23m and 39m away from the rear of the proposed second floor roof terrace at No. 35 Chalton Street. This separation distance is considered to be sufficient to ensure that the use of the proposed roof terrace does not have a significant adverse impact on the residential amenities of the occupiers of Seymour House in terms of noise.*
- **Overlooking:** *Privacy screens to roof terraces are required to be erected in instances where the proposed terrace would enable a loss of privacy through overlooking into neighbouring habitable rooms. The majority of the residential properties along the terrace benefit from rear terraces at first and second floor levels. It is not considered that the proposed roof terrace would materially increase opportunities for overlooking, therefore a privacy screen is not considered to be necessary.*

Recommendation:- Grant planning permission