

CONSULTATION SUMMARY

Case reference number(s)

2020/4716/P

Case Officer:

Patrick Marfleet

Application Address:

Flat 2, 58 Crediton Hill

London

NW6 1HR

Proposal(s)

Creation of roof terrace to the rear at second floor level.

Representations

Consultations:	No. of responses	01	No. of objections	01
			No of comments	0
			No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of Flat 3, 58 Crediton Hill have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1. The proposed roof terrace would look directly into one of our bedrooms, invading our privacy. We are currently not overlooked. Photo 5 and Photo 10 in the design statement demonstrates how the roof terrace will look directly into four of our windows. This will still be the case even if the roof terrace is set back from the edge of the roof and even if a privacy screen was promised. There is a privacy screen proposed between 62/58 Crediton Hill but this is in the opposite direction to our bedroom which will still be overlooked.2. The proposal is for the roof terrace to be built on the flat roof directly above our property, which currently has nothing above it. We are			

concerned about the noise impact from having a roof terrace above one of our bedrooms, particularly if this is used in the evening.

3. The 'enlarged existing window opening' would effectively require building a new access and we are concerned about the security risk of this. Furthermore our understanding from Camden Council's website (<https://www.camden.gov.uk/doors-windows-planning-permission>) is that full planning permission must be granted for changes to a window or door if it will be of a different size to the existing.
4. The proposed size has not been quoted on the plans but we can see that this is not a small balcony. It is proposed to be very large, which we believe to be out of character with the current outside space of this building.
5. Having regard to the planning application on Camden Council's website, we have noticed a serious discrepancy it states under section 26 (Ownership certificates and agricultural land declaration) that the "agent has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates". We live in the flat below and have not received any notification.

Officer response

1. *Any views from the proposed terrace down towards the rear windows of the flats below would be at oblique angles and would not result in harmful levels of overlooking to neighbouring residents. Notwithstanding this, the metal railings on the southern boundary would be set in from the edge of the roof by 1 metre to further mitigate any impact on the amenity of neighbouring residents in terms of increased overlooking.*
2. *There are several roof terraces to the rear of properties along this side of the street, including on the lower floors of No.58 Crediton Hill. As such, the proposed terrace which would serve an existing residential dwelling, is not considered to exacerbate current levels of noise generated from neighbouring rear terraces and garden areas in the vicinity.*
3. *The alteration to the existing window is being considered as part of the current planning application.*
4. *The size of the proposed roof terrace would be similar to size of the*

	<p><i>neighbouring rear roof terraces in the street including the adjoining terrace at No.62.</i></p>
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| | <p>5. <i>The applicant has sent the requisite ownership notice to all flats in the building including Flat 3, who have confirmed receipt of the notice.</i></p> |
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<p>Recommendation:- Grant conditional planning permission</p>	
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