

CONSULTATION SUMMARY

Case reference number(s)

2020/4960/P

Case Officer:

Patrick Marfleet

Application Address:

6 Fortess Grove

London

NW5 2HE

Proposal(s)

Creation of roof terrace with associated external alterations.

Representations

Consultations:	No. of responses	0	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 5 Fortess Grove have objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. We cannot see how the Application adds value to the appearance of Fortess Grove, or how it preserves or enhances the Kentish Town Conservation Area. The Application claims that the terrace would not be readily visible from any public vantage point and that the timber privacy screen would be set well back from the building edges such that they would scarcely if at all be visible from the public realm. However, the timber privacy screens are 1.7 metres in height and will be visible from the surrounding area. 2. At the rear of the proposed roof terrace, timber fence panels, 1.7 metres in height are proposed. These would cut daylight/sunlight into
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our bathroom and small rear court yard at 5 Fortess Grove (we have maintained our court yard precisely because it gives much needed private outdoor amenity space).

3. We feel that the staircase and rooflight design, as well as the flat roof, indicates an intention that the roof terrace will at a later stage become a third storey roof extension to the property which could lead to structural issues from the added weight.
4. Flat roofs are notorious for drainage issues. The Application seeks to remove a butterfly roof, where a gully at the centre provides an efficient way of taking rainwater away, and change it to a flat roof. No drainage plan has been submitted, and so there is no indication how rainwater will drain from the roof. We would point Therefore, if the Council were to consider approving the Application, we request that this should only be after a full and adequate drainage plan (which will drain rainwater within the curtilage of 6 Fortess Grove) has been received.

Officer response

1. *The 1.7m high timber screens initially proposed have been removed and replaced with 1.1m high metal balustrades, which would have limited visibility and are considered acceptable in terms of their impact on the character and appearance of the host property and surrounding conservation area.*
2. *The timber screens initially proposed have been removed from the plans and the current proposal is not considered to cause harm to neighbouring amenity in terms of loss of light and outlook.*
3. *The Council cannot speculate on any applications that may or may not be submitted in the future. The current application is for a roof terrace only, which is considered acceptable.*
4. *Water run-off from the proposed flat roof would drain into the existing drainpipes located to the rear of the property.*

Recommendation:- Grant conditional planning permission