

CONSULTATION SUMMARY

Case reference number(s)

2020/5846/P

Case Officer:

Charlotte Meynell

Application Address:

R/O 29-33 Arkwright Road
London
NW3 6BJ

Proposal(s)

Details required by conditions 3a, 3c, 3d and 3e (windows, doors, facing materials and precast concrete) of planning permission 2019/1697/P dated 24/06/2020 (for construction of 2 no. detached, two storey dwellinghouses (Class C3), replacement boundary wall to lane and associated site re-landscaping).

Representations

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

Summary of representations

(Officer response(s) in italics)

Two objections from the neighbouring occupiers at Nos. 25B and 25C Frognal have been received for the application. These are summarised as follows:

1. Wood cladding does not address the overlooking and privacy problems in a substantial way. The distance between the window and our closest first floor window is less than 10m. The set out of timber cladding over the window equates to approx. 70% 'open area' and therefore does not sufficiently obscure the view and maintain our privacy. The internal views from the landing out of the window will have a bigger impact on our privacy than the eye level views from the stairs, which is not discussed in the submission documents. A number of our ground and first floor windows are exposed to 25F which multiplies the privacy problems. We'd like to suggest 3 options to mitigate the problems: obscure glass be used; the louvre window case be fixed at an angle that will blind the views towards 25B; a non-look-through wall be required, on a permanent basis, between the staircase and the first floor landing area.
2. We support our neighbours in that any opening of a window to the flank sides of the new houses facing 25E and 25A Frognal or change

to the obscurity of the glazing will add to noise pollution and loss of amenity of privacy (Light pollution as well) and is contrary to the Planning Conditions.

3. The first floor side windows that are conditioned to be fixed shut are shown as hinged openings on the elevations.
4. Are there further details of the noise/efficiency levels of the mechanical equipment that is associated with kitchens and bathrooms? Noise and smell pollution are also a concern to the adjacent houses.
5. 1-W16/C - we assume is an example similar 1-W11/C? - somehow approved at planning stage - its size and proximity to the neighbouring habitable rooms and garden at 25C and fact that it has a window seat will wholly remove the privacy amenity of the garden that it overlooks which is just a few metres away, making it unusable without direct overlooking, and is close to the nearest bedroom of 25C.

Officer response-

1. *The design of the proposed timber louvres has been revised to ensure that they are angled to restrict views towards the first floor windows of No. 25B opposite. The timber louvres would be fixed and unmovable. As such, the proposal would not result in a loss of privacy through overlooking to the occupants of No. 25B.*
2. *Condition 19 of the planning permission 2019/1697/P required that the first floor side windows of both dwellings at 1st floor levels that faces towards the side boundaries of the site shall be obscure glazed and fixed shut, and that these measures shall be permanently retained thereafter. This application originally included proposals to vary this condition to install openable windows in these locations; however, as such changes would require an application to vary the conditions rather than simply approve details, the application was subsequently revised to remove these proposals.*
3. *Revised drawings of the first floor side windows have been submitted which demonstrate that they would be obscure glazed and fixed shut in compliance with condition 19.*
4. *The planning permission 2019/1697/P did not include any conditions requiring the submission and approval by the Council of further details of the noise/efficiency levels of the mechanical equipment.*
5. *The Committee report for planning permission 2019/1697/P considered that the proposed front window to house No. 25F would be acceptable in terms of its impact on the residential amenities of No. 25c. An integrated window seat is not proposed to this front*

	<i>window.</i>
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Recommendation:- Approve details