

CONSULTATION SUMMARY

Case reference number(s)

2021/1420/P

Case Officer:

Laura Hazelton

Application Address:

12A Inglewood Road

London

NW6 1QZ

Proposal(s)

Creation of a sunken roof terrace at roof level.

Representations

Consultations:			No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of 6 Salmon Mews, West End Lane objected to the application on the following grounds:</p> <p>I oppose the application for a roof terrace at 12A Inglewood Road. This roof terrace would overlook my kitchen window, potentially create a noise issue, and despite claims it won't be visible from street level it will be visible from my property. The application if granted would change the nature of the building, not be in keeping with the buildings on the street (the roof lines are uniform and undisturbed by development of any kind) it could also set a precedent for alterations of rooflines of other properties on the street or be considered the "the end of the wedge" for applications to increase height on</p>					

this or other properties on the street.

Officer response

The proposed terrace would be located approximately 24m away from the nearest residential window at Salmon Mews which would be in exceedance of the minimum distance recommended by Camden Planning Guidance of 18m between directly overlooking neighbouring windows.

The roof terrace would be sunken and there would be no balustrading or objects projecting above the roof line, and as such, the development would not be visible from neighbouring properties or the street scene and it is considered to preserve the character and appearance of the building, the wider terrace and this part of the West End Green Conservation Area.

Each application is considered on its own merits, but given the previous approval for two similar roof terraces further along this terrace, the proposed development would not be an incongruous feature in this context.

The proposed terrace would not result in any undue noise disturbance over and above standard residential use of a rear garden.

Recommendation:-

Grant planning permission