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HOUSES TO REAR OF 29/33 ARKWRIGHT ROAD NW3 6BJ

PLANNING APPROVAL 2019/1697/P dated 24 June 2020

APPLICATION FOR MINOR MATERIAL AMENDMENT (Section 73)

This application refers to the following condition;

Condition 19 – prior to first occupation the windows to side elevations at 1st floor level facing the site boundaries shall be obscure glazed & fixed shut

SUMMARY

CONDITION 19

This condition requires windows at 1st floor level to the side elevations of each house which face towards the site boundaries to be obscure and fixed shut. (Note that this incorrectly refers to neighbouring occupiers at 18-20 Betterton Street). All such windows will be fitted with satin etched frosted glass to provide privacy in both directions. (See <https://www.ukglasscentre.co.uk/satin-glass> for details).

Three such windows are to bathrooms – these are noted in red on the attached plans & elevations as 1-W11_B, 1-W20_C and 1-W21_C

We would like to vary this condition for these three windows only to allow restricted opening for ventilation purposes. Obscured glazing would be included and the drawings give details of a built-in lockable restrictor to limit the opening to approx. 160mm to maintain privacy.

Privacy is obviously necessary in both directions; the windows are located above the bath in each bathroom in a position that does not offer clear views out (should the windows not be obscured or restricted), and the new residents would obviously not want views in from the adjacent houses.

Although the houses will have mechanical ventilation systems with heat recovery this is primarily an energy saving measure to limit heat loss. It would be inefficient and wasteful of energy to operate this throughout the summer months when the natural ventilation that will be used in the other rooms can provide much more economical environmental control.

LIST OF DOCUMENTS

- Statement - *210621_Minor Material Amendment Statement*
- Window & door details -
 - *1514_D_17 – 1st floor bathroom window : plan, section & elevation*
- Elevations -
 - *1514_L_212A – House B Elevation 02*
 - *1514_L_218A – House C Elevation 08*
- Plans (for general information & window references) -
 - *1514_L_203 – House B first floor plan*
 - *1514_L_204 – House C first floor plan*