

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3048/L	Ian and Susan Trackman	28/06/2021 13:10:13	OBJ	<p>Application no. : 2021/3048/L Flat 5, Fitzroy Lodge, The Grove, Highgate N6 6LH</p> <p>We are the freehold owners of Three Bells House, Hampstead Lane, Highgate, N6 4RS. Our house is directly adjacent to the east side of Fitzroy Lodge.</p> <p>We have already commented on application 2021/0677/P, to which this application is related.</p> <p>This application is defective in that there is no east elevation drawing. Even if the proposed works are to be symmetrical with the proposed works as shown on the west elevation drawing, that drawing is not to the required scale of 1:20 (Camden Council – Scale drawings and plans – listed building consent) in order to show the detail of the proposed works on the east elevation.</p> <p>The existing conservatory appears to have been erected pursuant to an appeal decision by the planning inspector of 25 January 1991 (Camden ref. 9003210). The drawings relating to that decision do not include an east elevation. Paragraph 5 of the decision states that “The new conservatory would not project beyond the existing parapet each side. From inside, it would tend to restrict visibility east and west as **there would be no opening windows** [our emphasis] or people leaning out as there could be with the present terrace. This would provide somewhat more privacy for neighbours”.</p> <p>There are two opening casement windows on the east side of the existing conservatory in apparent contravention of the planning inspector’s requirements. When opened, those windows extend beyond the boundary of Fitzroy Lodge. The annotation to the west elevation drawing to the current application is “Tilt/Turn openings”. Because of the absence of an east elevation drawing or specification, it is not clear what is being proposed for the east side. If the intention is that there should also be tilt/turn openings on the east side, we acknowledge the need of the occupant(s) of the flat to be able to clean the windows on the east side of the conservatory, but we object to those windows opening over our property. We ask for a requirement that all such windows should open entirely inwards.</p> <p>As stated above, the planning inspector also considered the question of privacy for neighbours. There are three locations within our property which are overlooked by the east side of existing conservatory – our garden, bedroom and living room, which are respectively approximately 15 metres, 20 meters and 25 metres distant from the conservatory. We suggest that the patent invasion of our privacy from the conservatory can and should be alleviated by requiring that the replacement glazing to the east side of the side of the conservatory is of obscured glass. This would not significantly reduce the total amount of light already entering the conservatory from the clear glazing on its south and west sides and its roof. There are no significant distant views from the east side of the conservatory.</p>