



Subject:

URGENT! Applic. no. 2021/1469/P: Flat 2 37 Uysess Road NW6



Replacement of a window with a pair of glazed doors on the first floor on the rear elevation to enable access to the roof terrace on the single storey rear extension at the site; and the provision of a 1.1m high metal balustrade around the first floor roof terrace.

As an architect with an interest in Camden planning issues, it has been drawn to my attention that there has been a very late amendment to this development. I am concerned that as the application is overdue for determination and the original consultation period ended on 3rd June, this significant amendment may be approved without appropriate consultation.

The description of the development has been amended to include a balustrade and new drawings submitted (13th & 14th July).

In order to comply with Camden planning policy, the proposed balustrade should be designed to ensure privacy of neighbouring properties - the roof terrace directly overlooks the gardens of 3 neighbouring dwellings, but there is inadequate information on the recently submitted documents to assess whether this policy requirement will be satisfied.

The roof terrace was granted a certificate of lawfulness on the basis of established use, although the use of flat roofs as external terraces where there is loss of privacy is not in accordance with current policies.

In the circumstances it would be appropriate to re-consult on this application before determination.

I look forward to your confirmation that action will be taken to support the rights of privacy of neighbouring residents.