

# CONSULTATION SUMMARY

## Case reference number(s)

2020/5797/P & 2021/0019/A

## Case Officer:

Tony Young

## Application Address:

66 Chalk Farm Road  
London  
NW1 8AN

## Proposal(s)

Planning application - Installation of air conditioning condenser unit and edge protection system on front roof at 1st floor level in connection with existing ground floor retail use, including installation of external perforated roller shutter to shopfront.

Advertisement application - Display of internally illuminated (lettering and cross logo only) fascia and projecting signs, and non-illuminated vinyl sign applied externally to glazing.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

<b>Summary of representations</b>	<p>A consultation response was received from a local residential owner, as follows:</p> <ol style="list-style-type: none"> <li>1. <i>"I am the owner of No.65A Chalk Farm Road. My flat looks out over the roof where the proposed works will take place. The sitting room window is located around 50cm above the roof height and looks out directly onto the roof. The master bedroom is on the floor above and looks down onto the roof. I'd like to understand the impact of the proposed changes on the view from my windows, particularly from the sitting room since any new items that protrude above the existing roof would be directly in the line of sight of anyone sitting in the room. I'm not absolutely opposed to the works, but would like to see acknowledgment of the impact on the views from the flat space and to ensure that any changes improve the view rather than detract from it. I acknowledge that the view isn't great currently since it's over the</i></li> </ol>
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*roof, but that shouldn't be an excuse to allow it to further deteriorate."*

**Officer response:**

Protection of private views from a property is not a material planning consideration. The outlook from the windows in the front of the building is a material consideration and would form part of the assessment of the planning application. The proposed air conditioning unit would be installed adjacent the existing skylight on the roof of the ground floor unit. Although it would be within 2m of the first floor window on the front elevation of the building, it would not be directly in front of the living room window and would still allow reasonable level of outlook from this window. The proposed handrail would be positioned at the sides and front and therefore would not extend across rear residential windows or impact on outlook from these windows.

The Council's Environmental Health Team have reviewed the information and raise no objection to the proposals subject to conditions to ensure that Council noise standards are met and that the amenities of the surrounding premises are safeguarded. A condition would also be attached to any approval to ensure that access to the enclosed flat roof area is for maintenance purposes only in order to safeguard residential amenity at the property (see decision notice for further details).

**Recommendation:- Grant Conditional Full Planning Permission and Advertisement Consent**