

CONSULTATION SUMMARY

Case reference number(s)

2021/2134/P

Case Officer:

Elaine Quigley

Application Address:

24 Grafton Terrace,
London
NW5 4JJ

Proposal(s)

Erection of a mansard roof extension and raising of party walls to provide an additional storey.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

One objection was received from a local resident at 11 Malden Place raising the following concerns:

1. Design and height of the roof infill will block existing view of central London from roof terrace
2. The proposal will have an impact on the enjoyment of our own space
3. Significant loss of privacy being overlooked from proposed windows
4. Significant work has already happened to the property before planning permission has been granted

5. Construction noise from the building works is already extending beyond allowable work hours

Officer response

1. It must be noted that loss of a view cannot be taken into consideration as part of a planning application. The proposed extension lies approximately 20m to the south of the property at 11 Malden Place and is perpendicular to it. The existing mansards that are present at the 7 other properties within the terrace would already restrict some views of central London from the roof terrace at 11 Malden Place. The proposed mansard at a height of 2.9m would not make this any worse.
2. Due to separation distance between the properties (approx. 20m) and the orientation the proposal would not result in the loss of enjoyment of the roof terrace at no. 11 Malden Place.
3. Due to separation distance between the properties (approx. 20m) and the orientation of the properties there would be no direct overlooking of the windows in the property at no. 11 Malden Place or to the roof terrace from the windows in the rear elevation of the mansard roof extension.
4. Internal works have been carried out to the property. As the building is not listed there is no planning control over works that are carried out. Environmental Health legislation restricts construction works and an informative would be attached to any permission to remind the applicants of the hours of operation.
5. Please see point 4 above regarding construction works.

Recommendation:-

Grant condition planning permission