

CONSULTATION SUMMARY

Case reference number(s)

2021/4240/P

Case Officer:

Fast Track Team

Application Address:

69 St Augustine's Road
London
NW1 9RR

Proposal(s)

Replacement upper ground, rear terrace timber sash windows with timber doors (retrospective)

Representations

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

Summary of representations

*(Officer response(s)
in italics)*

The owner/occupier of Flat B, 71 Augustine's Road objected to the application on the following grounds:

- Harm to residential amenity resulting from the use of the terrace which is close to a bedroom and kitchen at the neighbouring property, in terms of noise and overlooking.
- Lighting on the terrace.
- The change from a window to a door would harm the appearance of the conservation area.
- Ongoing disruption.

Case officer's commentary on ground of objection:

The use of the flat roof as a roof terrace was established by previous planning permission reference 2018/3546/P for 'Erection of single storey rear extension with terrace above and side extension both at lower ground floor level.' Therefore, the objection to the use of the terrace is not relevant to this application.

The detailed design of the doors closely matches the pre-existing windows and are considered to preserve and enhance the character and appearance of Camden Square Conservation Area.

Whilst building works can be disruptive to neighbours, however in this instance the proposal is minor and would not harm residential amenity. Furthermore, there will be no further disruption in relation to this proposal as the works have already been undertaken.

Recommendation:- Grant conditional permission.