

CONSULTATION SUMMARY

Case reference number

2021/1859/P

Case Officer:

Tony Young

Application Address:

Flat 3rd Floor
27 Pilgrim's Lane
London
NW3 1SX

Proposal

Alterations at roof level, involving an increase in railing height (by approximately 200mm) and addition of new section of metal railing between chimney stacks, installation of replacement roof access hatch and roof storage box (all works are 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

A local resident living in Pilgrim's Lane responded, objecting to the proposal as follows:

- 'I write to object to the application for retrospective planning permission. The property is situated in a Conservation Area. The existing railing was clearly visible from the street. Increasing the height of the railing makes it even more obvious, and the addition of fake greenery is unsightly, and out of keeping with the Conservation Area. It is horrible to look at from the houses opposite, and from the street, and increases the appearance of the bulk of the rails. Also, there have been a number of other additions to the roof terrace (for example, the storage boxes) for which planning permission is required, and which has never been requested. These should not be shuffled through under the guise of this application. Permission should be refused, and enforcement action taken to remove the fake greenery, and the upper rails.'*

Officer response:

- The roof terrace is established and railings were previously approved in 2003 (2003/0028/P). The existing railings are marginally higher and do not appear noticeably different. The fake greenery screening has been removed. The replacement roof storage box is not visible from*

public views and the replacement roof access hatch is not widely visible from street level or public views given its position. The application is therefore considered to be compliant with local and national policies and guidance, such that, the character and appearance of the host building and wider Hampstead Conservation and Neighbourhood Areas are preserved (see associated Decision Notice for further details).

Recommendation:- Grant Full Planning Permission