

# CONSULTATION SUMMARY

## Case reference number(s)

2021/5573/P

## Case Officer:

Kate Henry

## Application Address:

Flat B  
8 Orde Hall Street  
London  
WC1N 3JW

## Proposal(s)

Creation of roof terrace on rear roof and associated works, including access thereto

## Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations	<p>The owner/occupier of No. 35 Lamb's Conduit Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none"><li>Overlooking towards back gardens / kitchens of properties on Lamb's Conduit Street, which screening won't prevent</li></ul> <p><b>Officer comment</b></p> <p><i>The location of the planters around the edge of the proposed roof terrace means it would not be possible to stand at the roof edge and get clear views down into neighbouring gardens, and any overlooking into neighbouring properties' windows is unlikely to be significantly worse than the existing level of overlooking between rear-facing properties. Together with screening (details to be agreed by condition), it is not considered that the level of</i></p>					

	<p><i>overlooking from the roof terrace would be so harmful as to warrant a refusal of the application on this basis, particularly in a built-up Central London location such as this.</i></p> <p>-----</p> <p>Bloomsbury CAAC suggested that the roof /ceiling height be lowered and the existing side walls be retained, and the plans have been amended accordingly.</p>
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**Recommendation: Grant planning permission**