

CONSULTATION SUMMARY

Case reference number(s)

2022/1922/P

Case Officer:

Josh Lawlor

Application Address:

99 Gloucester Avenue

London

NW1 8LB

Proposal(s)

Replacement of existing glazed balustrades and obscured glazed privacy panel with metal railings and slatted timber panels privacy screen

Representations

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

Summary of representations

97 Gloucester Avenue objected on the following grounds-

- The neighbours at no. 97 have not been included in formal consultation
- Inaccurate drawing of existing no. 99 rear extension roof terrace in relation to the corresponding no. 97 roof terrace. In the case of no. 99, the roof and decking has been raised up so that the roof decking is level with the top of the party wall.
- All other neighbouring properties, including 97, have roofing and decking recessed well below the top of the perimeter wall, so any

items or material on the roof terrace are contained especially during high winds.

- The new balustrades should be designed to mitigate material falling.

Officer response: The application was publicised in accordance with our adopted Statement of Community Involvement with a Site notice and Press advert. The drawings have sufficient detail to assess the application against local plan policy. The balustrading is 1.1m which complies with building regulation. The decking and potential for items to fall from the terrace is not a relevant material consideration. However the agent has confirmed that they will not raise the level of the existing terrace. The agent suggested a balustrade design with the gap at the bottom to match the ones visible on the neighbouring properties which is acceptable.

Recommendation:-

Grant planning permission