

# CONSULTATION SUMMARY

## Case reference number(s)

2022/0973/P

## Case Officer:

Adam Greenhalgh

## Application Address:

72 Fitzjohn's Avenue  
London  
NW3 5LS

## Proposal(s)

Replacement of front garden outbuilding.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	2

## Summary of representations

Site notice displayed 11/05/2022 to 04/06/2022

Press advertisement publicised 12/05/2022 (Expiry 05/06/2022)

The Hampstead Neighbourhood Forum responded that they had no comments to make on the application.

Two letters of objection received (from occupiers of neighbouring properties). Objections raised relate to:-

1. Loss of Cypress Leyland tree – negative effects on environmental conditions (air quality), appearance of site, shading, privacy. Structural damage to tree (due to excavation) and damage to property/persons if tree should fall.
2. Harm to visual amenity from appearance of garden building. Harm to appearance of streetscene and Conservation Area.

**Officer response:**

1. *The Council's Tree Officer has reviewed the Tree Survey which has been submitted in the context of the proposal. The Tree Officer has noted that no*

*trees would be removed as a result of the development. A condition has been recommended by the Tree Officer regarding the protection of trees during construction. It is noted that the newly planted Leylandi hedging is proposed to be removed and replaced with yew hedging as shown in the submitted soft landscaping plan. This has been reviewed by the Tree Officer who has confirmed that it the proposed soft landscaping is acceptable. The proposals would therefore result in no net loss of trees or planting and there would be no adverse effects on environmental conditions, appearance, biodiversity or living conditions.*

- 2. The new outbuilding would be well screened within the Fitzjohn's Avenue streetscene by the front boundary wall and fence and mature trees (which would be retained). It would not be harmful to the character or appearance of the Conservation Area when viewed from Fitzjohn's Avenue or the adjacent path, or from any neighbouring properties. Given its size, siting, design, materials and appearance it would not harm the outlook of any neighbouring occupiers.*

**Recommendation: Grant planning permission**