

CONSULTATION SUMMARY

Case reference number(s)

2023/0283/P

Case Officer:

Daren Zuk

Application Address:

Flat 5
15 Lindfield Gardens
London
NW3 6PX

Proposal(s)

Erection of rooftop extension with flat green roof and rooflight within valley roofslope to provide additional accommodation for top floor flat, plus installation of rooflight on south roofslope, dormer window on north roofslope, and associated exterior works.

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)

One response in objection to the proposal was received from a neighbouring occupier. It is summarised as follows:

Objection

1. The proposal will alter the style of the house in a negative way.
2. The application is misleading to suggest that other houses on the street have had adjunctions. The houses mentioned have very different architectural characteristics.
3. The proposed roof extension will reduce the light and spoil the view of Flats C and D at no.17 Lindfield Gardens.

Officer response:

1. *The proposed roof extension will infill an area between two existing roof slopes, to provide improved accommodation in the attic floor, while retaining a historic and complementary roof form when viewed from the street. The south part of the roof extension will retain the sloped roof form while adding a conservation style rooflight, and the*

	<p><i>north part will replicate the existing dormer and sloped roof form while extending it to the building edge. Due to the relatively hidden nature of the rooftop valley and the narrow side gap where only the new side dormer and rooflight will be partly visible, there will be minimal impact on the building, streetscene and conservation area. Therefore, it is not considered that the proposed roof form is out of character with the host building or wider conservation area.</i></p> <p><i>2. Given the distance between neighbouring no.17 and the subject site, it is not anticipated that the proposed north-facing dormer will have an impact on the availability of daylight/sunlight on the property. Further, the two proposed north facing windows will be obscure glazed to mitigate any overlooking impacts.</i></p>
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<p>Redington Frognal CAAC</p>	<p>No response received.</p>
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Recommendation: Grant planning permission