

CONSULTATION SUMMARY

Case reference number(s)

2023/0537/P

Case Officer:

Daren Zuk

Application Address:

92 Frognal
London
NW3 6XB

Proposal(s)

Erection of single-storey side extension in addition to associated external 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

No responses from the public or neighbouring occupiers were received.

Hampstead CAAC

*(Officer response(s)
in italics)*

The Hampstead CAAC submitted a response objecting to the proposal. It is noted that the comments relate to procedural matters regarding the submitted documents rather than objections related to material planning considerations of the proposal. Their concerns are summarised below:

Objection:

1. The application lacks a Design and Access Statement, as well as details of materials or fenestration.
2. The application has not assessed the sustainability and carbon impact of the proposal.
3. The documents submitted with the application did not include site photos or a site plan.

Officer Response:

1. *It was determined at application validation stage that given the scope and scale of the proposed works, a Design and Access Statement was not necessary. Details of the proposed materials and fenestration were included in the redacted application form, which is available for*

public viewing on the Council's website. Further details of the materials will be submitted and approved by condition.

- 2. Given that the scope and scale of the proposed development is limited to a small extension, sustainability policies within the Local Plan and local area plans would not apply. Further, a statement of the carbon impacts of the proposed development are also not required.*
- 3. Site photos are not a requirement for submission of a householder application. A site plan was included within the submitted documents.*

Recommendation: Grant planning permission