

# CONSULTATION SUMMARY

## Case reference number(s)

2020/1668/P

## Case Officer:

Mark Chan

## Application Address:

4 Conybeare  
London  
NW3 3SD

## Proposal(s)

Erection of a first floor rear extension and replacement of rear and side fenestration, increased height of fencing and alteration of parapet wall.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

## Summary of representations

One objection has been received and their grounds are summarised as follow:

1. Loss of light
2. Loss of privacy to habitable room
3. Proposed A/C ventilation unit on top of the extension, out of context, projects beyond the roofline, impact on amenity in terms of loss of light, outlook and noise pollution

## *(Officer response(s) in italics)*

### Officer comments

*A site visit was carried out by the Officer and the grounds of the objection as well as the proposal's potential impact on neighbouring amenities was assessed.*

1. *The nearest residential properties are No. 5 and No. 3 Conybeare which*

*are more than 10m and 15m away respectively from the proposed first floor rear extension. Given the distance apart and modest scale/height of the extension, it is considered the impact on the neighbouring properties' daylight/sunlight is minimal and acceptable.*

- 2. By virtue of the distance between the proposed extension and Nos. 5 and 3 (10m and 15m respectively) and the fact that Nos. 5 and 3 have similar first floor extensions with windows looking at the application site, it is considered the impact on overlooking is mitigated and acceptable.*
- 3. The A/C ventilation unit on top of the proposed rear extension has been removed from the proposal.*

**Recommendation: Grant conditional planning permission**