

CONSULTATION SUMMARY

Case reference number(s)

2023/0736/P

Case Officer:

Sofie Fieldsend

Application Address:

Flat 1, 95 Redington Road

London

NW3 7RR

Proposal(s)

Erection of single side storey extension following demolition of existing

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	1
Summary of representations	<p>The owner/occupier of No. Flat 3, 95 Redington Road have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1. Design: Out of character with the host property and CA. Dormer highly visible from front of the building2. Noise and disruption.3. Damage to their flat through construction and concern new gutter would cause them raising damp. Pitched roof would hinder maintenance of their side windows. Concerns that the mains water supply could be damaged or interrupted. Concerns about gas flues air flow being affected. Concern side communal path will be unusable during construction.					

Officer response:

1) The existing flat roofed garage stands at 3.45m high to the parapet. It is considered that the proposed increase in height and the introduction of a pitched roof in this location would not be out of character with this end of Redington Road. The existing garage is significantly set back from the front boundary and its set back from the side boundary will be retained. In addition, given the scale of the host property and its neighbours it would still appear as a proportionate and subordinate addition. The pitch of the roof would sit below the existing side windows and would not obscure any important architectural details. The extension would be brick to match the existing, with timber fenestration and a lead dormer. These materials would be acceptable and the visual appearance of retaining garage doors at the front is welcomed.

In terms of its scale, siting and detailed design it would not be considered harmful to the character and appearance of the host property, streetscene nor Conservation Area.

2) Given the scale and siting, a CMP would not be required. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. An informative is attached regarding this.

3) These matters fall outside of material planning considerations, instead they are covered by building control legislation or are considered to be civil matters.

1 letter of support was also received from Flat 5, 95 Redington Road.

Recommendation:-

Grant planning permission