

CONSULTATION SUMMARY

Case reference number(s)

2024/0043/P

Case Officer:

Daren Zuk

Application Address:

173 Arlington Road
London
NW1 7EY

Proposal(s)

Erection of mansard roof extension.

Representations

Consultations:	No. notified		No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer's Response in italics)

Two objections were received following statutory consultation. The comments are summarised below:

- The works can be seen from the rear of 33 Inverness Street, including rear terrace. I believe its too much of an extension; too big and detrimental to my view. The rear windows would overlook the Cavendish School yard and also overlook my rear terrace and would compromise my privacy.

The subject site at 173 Arlington Road is located approximately 67m southeast of the objector's property 33 Inverness Street. Given the significant distance and angle at which the rear windows are directed (southwest), there are no anticipated privacy impacts to 33 Inverness Street. Although the two rear dormers would have views into the Cavendish School yard, the development is considered minor in scale and will not result in any privacy impacts to users of the school yard. It is also noted that there are already many surrounding properties that have views into the school yard.

	<ul style="list-style-type: none"> • Please could consideration be given to windows on the side of the proposed new development that overlook the school playground? It is likely that there will be revolving occupants of the building (Airbnb or short term lets) which leads me to have concerns regarding safeguarding of the school's pupils. On behalf of the school, I wish to ask that there is no overlooking from windows in the mansard roof over the playground in the interest of maximising the safety of our very young pupils (aged 3-11). <p><i>Although the two rear dormers would have views into the Cavendish School yard, the development is considered minor in scale and will not result in any privacy impacts to users of the school yard. It is also noted that there are already many surrounding properties that have views into the school yard. The future tenancy type (Airbnb or short term lets) is not a material planning consideration.</i></p>
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Camde Town CAAC	The Hampsted CAAC was consulted but did not submit a response.
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Recommendation: Grant planning permission