

# CONSULTATION SUMMARY

## Case reference number(s)

2024/0629/P

## Case Officer:

Edward Hodgson

## Application Address:

30 Falkland Road

London

NW5 2PX

## Proposal(s)

Erection of single storey rear ground floor wrap around extension and mansard roof extension

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

<b>Summary of representations</b>	<p>Press advert: 04/04/2024 to 28/04/2024</p> <p>Site Notice: 22/03/2024 to 15/04/2024</p> <p><u>Neighbouring resident at 25 Falkland Road</u></p> <p>1) Clear view through/between the existing mansard roofs would be lost.</p> <p>2) Mansard would compromise privacy</p>
<b>(Officer response(s) in italics)</b>	<p><i>Officer response</i></p> <p>1) <i>Private views are not a material planning consideration. The mansard is considered acceptable in this location in design and heritage terms.</i></p> <p>2) <i>Given the separation of the street, and the existing mutual overlooking, the additional front dormers would not create a worsened</i></p>

*situation in terms of loss of privacy.*

Neighbouring Resident next door to application site:

- 1) Party wall issues need to be sorted
- 2) Number of current building projects in the area, causing parking stress and noise

*Officer response:*

- 1) *An informative is attached to the decision notice reminding the applicant of Party Wall Matters. This is a civil matter that the Council cannot interfere with.*
- 2) *The number of current building projects in the area is not a material planning consideration. Given the scale of the works, a Construction Management Plan is not deemed necessary in this instance. The need for highways consent is contained in an informative on the decision notice. Construction is covered by separate environmental health legislation.*

**Recommendation:**

**Grant planning permission**