

2024/0331/P

## Site Address

Flat C 41 Upper Park Road London NW3 2UL

## Development Description

Erection of an outbuilding to the rear garden.

## Planning officer

Leela Muthoora

## Advisory committee

Parkhill

## Advisory committee

## Please send your comments by:

2024-06-07T00:00:00.000

## About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

## Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

OBJECTION

The proposal relates to a previous application to which an objection was raised.

The building is identified by Parkhill and Upper Park Conservation Area Appraisal & Management Strategy as making a positive contribution to the conservation area.

1. As previous application, the drawings show a window overlooking the adjacent garden -loss of amenity - although shown as obscured glazing, there will be light spillage, and if opening window then noise disturbance. Ventilation and daylighting should all be managed in the fenestration on the elevation facing the applicant's property

2. Changed roof proposal and proposal for roof drainage is appreciated BUT overall height from ground level is given as 2700mm. Roof and floor build ups total approx. 625mm. This would result in a maximum internal floor-ceiling height of 2075mm which is inadequate.

3. Additional comment: Suggested condition: building MUST NOT be constructed with foul drainage, water or other services in order to avoid future conversion to include kitchen/bathroom.

Sarah Curl & Dean La Tourelle

Do you want to attach any files?

No