

Delegated Report (Members Briefing – Addendum Report)		Analysis sheet		Expiry Date:	31/05/2024
		N/A / attached		Consultation Expiry Date:	03/03/2024
Officer				Application Number(s)	
Christopher Smith				2023/5081/P	
Application Address				Drawing Numbers	
13 Jeffrey's Place London NW1 9PP				See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of rooflights to front and rear roof slope; installation of solar panels to flat part of main roof; addition of balconies to rear at first and second floor levels; replacement of rear ground floor infill extension; replacement of garage doors to front elevation.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	
Consultations	
Summary of consultation responses:	<p>Site Notice: displayed 02/02/2024, expired 26/02/2024.</p> <p>Press Notice: displayed 08/02/2024, expired 03/03/2024.</p> <p>Comments were received from 16 residential properties and two Councillors. These were referenced and responded to within the Members Briefing report.</p> <p>An additional letter was received on Saturday 11th May 2023, after the Members Briefing report had been published.</p> <p>The following points were raised in that letter:</p> <ul style="list-style-type: none"> • Development is out of keeping with surrounding area • Poor design • Loss of privacy • Lack of consultation regarding revised plans <p><u>Officer's Response:</u></p> <ul style="list-style-type: none"> • <i>Design and heritage impacts of the proposed development are assessed in Section 3 of the Members Briefing report which is available to view online.</i> • <i>Amenity impacts are assessed in Section 4 of the Members Briefing report which is available to view online.</i> • <i>Officers are required to exercise their judgement as to whether amendments to the proposed plans are significant enough to necessitate a public re-consultation. In this case the recessed front dormer was removed which was considered to be a positive change to the scheme that residents would be likely to support. Other changes made to the plans were minor in nature. No changes were made to the rear of the property above ground floor level, and the scale, bulk and number of amendments to the proposal were not increased. As such, the officer deemed it not necessary to formally re-consult local residents regarding the changes to this application.</i> <p>As such, the recommendation remains as per the full report to Members Briefing, which was ratified by Members following the Briefing on 13th May 2024.</p>