

CONSULTATION SUMMARY

Case reference number(s)

2024/0815/P

Case Officer:

Ewan Campbell

Application Address:

1 Lawford Road

London

NW5 2LH

Proposal(s)

Demolition of existing extension and erection of a part one part two storey rear extension, replacement of existing windows and erection of a bike shed in the side passage.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

One objection from a neighbours. Concerns include:

- Location of the proposal
- Historical development in the area and on site
- Issues in relation to the impacts on neighbour's amenity
- Issues in relation to design
- Issues in relation to trees
- Potential party wall issues
- Issues in relation to the DAS and Heritage statement

- No consideration of traffic management in context of healthy streets consultation
- Proposal will increase theatres capacity and customer numbers
- Scheme is commercially driven and will maximise footfall
- Noise will impact neighbours as a consequence

Officer response:

Issues relating to party wall issues are not material planning considerations of the proposal.

In terms of the development in the area, location and design issues raised, officers conducted a full assessment of design, which is set out in the informative and found the proposal to be acceptable.

The full explanation on the impact on amenity is covered within the informative of the decision notice however the extension is not considered to harmfully impact any neighbour's amenity. A condition is also placed on the application to limit the use of the roof as a terrace.

The Council's tree officer has also fully assessed the application documents and found the impact on trees to be acceptable.

Recommendation:-

Grant planning permission