

CONSULTATION SUMMARY

Case reference number(s)

2023/5425/P

Case Officer:

Fast Track Team

Application Address:

18 Vine Hill
London
EC1R 5DZ

Proposal(s)

Installation of a canopy above existing entrance door and associated alteration to entrance (Retrospective).

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)

A neighbour living in the apartment block above 12/12a Rosebery objected to the application:

- 1) Lack of communication concerning major reconstruction work (this is leading to issues such as noise, dust, rats etc). Location of where the site notices being posted is not a residential one and therefore the residents have not been aware of any proposed works.
- 2) Planters placed are plain street furniture and the leaves block the drains.
- 3) In excavating for the skylights for 12/12a, damage was done to the brickwork on the front of the building.

Case officer's commentary on ground of objection:

1) There have been several planning applications made since the original development was granted (2018/6016/P). As 18 Vine Hill is in a Conservation Area, we post site notices near the site. A press notice is also displayed in

the Camden New Journal. The noise and dust are an Environmental Health issue and not a Planning one.

2) This comment does not directly relate to the current application. If the planters are located on the building forecourt this would be a civil matter. If the planters are placed on the highway this would be a matter for the highways authority.

3) This application relates the changes to the entrance only, damage caused as a result of the main development (reference: 2018/6016/P) should be managed through the Construction Management Plan.

Recommendation:- Grant conditional permission.