

# CONSULTATION SUMMARY

## Case reference number(s)

2023/4143/P

## Case Officer:

Elaine Quigley

## Application Address:

Flat 1st Floor  
65 Regent's Park Road  
London  
NW1 8XD

## Proposal(s)

Erection of single storey rear extension to first floor residential flat (Class C3).

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	1
					No of comments	0
					No of support	0

## Summary of representations

### (Officer response(s) in italics)

Three letters of objection have been received from the owner/occupiers of no 1 Chamberlain Street who have objected to the application on the following grounds:

1. Air conditioning unit relocation

*Officer's response: Concerns have been raised by a local resident about the potential relocation of an existing air conditioning unit on the roof of the ground floor extension to the roof of the proposed 1st floor extension. This would be a private matter between the applicant and the occupier of the ground floor commercial unit. An informative would be added to any decision to advise the applicant that planning permission may be required for the relocation / replacement of an air*

*conditioning unit.*

2. Lack of clear plans

*Officer's response: The plans submitted include sufficient information to assess and determine the application. If the extension is within close proximity to the neighbouring property a party wall agreement may be required. This falls outside of planning controls. An informative has been attached to the decision notice to remind the applicant of this.*

3. Security and privacy concerns

*Officer's response: There is concern that the proposed extension may provide easier access for trespassers to access the flat roof of the rear extension at no. 1 Chamberlain Street.*

*Security - The site is landlocked and is not accessible from the street. Access to the rear of the properties would appear to be restricted to occupiers of the commercial units at the ground floor and occupiers of the upper floor flats. It is appreciated that security is a concern however this would not form a reason for refusal for the proposal.*

*Amenity – The proposed extension would include a side window. The lower pane of the sash window would be obscure glazed which would help to minimise any potential overlooking. This would be secured by condition.*

4. Conservation concerns

*Officer's response: The proposed extension would be constructed using London stock brick with timber framed double glazed window. The materials would be similar to the main building and would be considered acceptable.*

**Recommendation:-**

**Grant conditional planning permission**