

CONSULTATION SUMMARY

Case reference number(s)

2024/0942/P

Case Officer:

Lauren Ford

Application Address:

2 Banister Mews

London

NW6 3RQ

Proposal(s)

Front and side extension at ground floor level with 2x rooflights, changes to the rear elevation at ground floor level, rear extension at first floor level, 1x rooflight on the front roof slope, roof alteration to the rear with balcony.

Representations

Consultations:	No. notified	0	No. of responses	4	No. of objections	2
					No of comments	1
					No of support	1

Summary of representations

(Officer response(s) in italics)

Press advert: 23/05/2024 to 16/06/2024

Site Notice: 22/05/2024 to 15/06/2024

Neighbouring resident at Flat 2, 71 Compayne Gardens - Object

- 1) Objects to proximity of front extension.
- 2) Disputes the land ownership boundary as provided in the planning application.
- 3) Gap between the two properties is already narrow, so any front extension is objected.
- 4) Restrictive covenant.

- 5) Access issues
- 6) The far side of the building, between the bay windows of Flat 2, 71 Compayne Gardens and Highfield Mews will be blocked off.
- 7) Access for maintenance.
- 8) Security
- 9) If the front extension were to be built, the roof of the laundry should be lowered to be at least 300mm below the window sill of Flat 2 bay window.

Neighbouring Resident at Flat 6, Compayne Gardens - Object

- 1) Plans and application show illegal building into land owned by freehold at 71 Compayne Gardens. Boundary line shown is incorrect.
- 2) Proposal shows them transgressing covenants which say that they cannot alter or change the existing plan and elevations.
- 3) The proposed new wall joining and butting up against buildings and walls, will cause structural, waterproofing, flooding and maintenance issues.
- 4) Prevent access scaffolding being safety and practicably erected.
- 5) Block access to property.
- 6) Block and overload the drainage system.
- 7) Security risk – easy access to break into rear windows of lower flats.
- 8) Change from two-three storied property which is not allowed.
- 9) The proposed extension, which is in a conservation area will negatively affect building appeal, value and use.

Neighbouring Resident at 12 Highfield Mews – No objection

- 1) No objection to the proposal

Neighbouring Resident at 97 Priory Road – Support

- 1) This is an excellent plan to upgrade the living space preserving the external structure and character of the house with no negative impact on its neighbours and should improve the overall quality of housing in the neighbourhood.

Officer response

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| | <ol style="list-style-type: none">1) <i>A number of the matters raised within the objections are not material planning considerations.</i>2) <i>Private landowner disagreements are a separate civil matter with their own enforcement mechanisms, and not something that the planning department can get involved in. Granting planning permission does not override a private covenant or contract.</i>3) <i>The depth of the front extension has been reduced following officer comment to provide a 60cm gap between the application site and 71 Compayne Gardens. This addresses a number of the concerns raised in the objections such as access, and security.</i>4) <i>The location plan and landownership plan were updated following receipt of the abovementioned objections.</i> |
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Recommendation:

Grant planning permission