

CONSULTATION SUMMARY

Case reference number

2024/3228/P

Case Officer:

Tony Young

Application Address:

Top Flat
14 Thurlow Road
London
NW3 5PL

Proposal

Replacement of single glazed timber frame windows at 2nd and 3rd floor levels with double glazed sash windows and installation of 4 x replacement rooflights (x2 at front and x2 at rear).

Representations

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

Summary of representations

A freeholder at the host property responded objecting to the proposals, summarised as follows:

1. The overall size and scale of the replacement dormer and inclusion of a roof terrace which would contribute to increased overlooking and an unacceptable loss of privacy; and
2. Loss of an original surviving rear dormer would detract from the intrinsic quality of the building as a positive contributor to the Fitzjohn's Netherhall Conservation Area and its overall significance as a non-designated heritage asset. No assessment has been undertaken according to established planning policy protocol (and with the benefit of historical records) to determine otherwise.

Officer's response:

1. & 2. The removal of the existing rear dormer and its replacement with a larger dormer with balcony at 3rd floor level has now been removed entirely from the application proposals. The application has therefore be assessed based on the revised proposal/drawings and is considered to be acceptable for the reasons set out in the decision notice.

Recommendation: Grant Full Planning Permission