

# CONSULTATION SUMMARY

## Case reference number(s)

2024/5290/P

## Case Officer:

Miriam Baptist

## Application Address:

7A Netherhall Gardens  
London  
NW3 5RN

## Proposal(s)

Erection of rear extension, replacement of front garden gate with timber boundary, replacement windows, alterations to rooflights, PV panels and other alterations.

## Representations

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

## Summary of representations

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

Owners/occupiers of 7b Netherhall Gardens object on the following grounds:

Our comments all relate to the proposed side elevation which faces into our property (7b Netherhall Gardens):

1. The proposed work involves replacing existing windows along the side elevation which overlooks a flat roof on our property and replacing and enlarging (into existing bricked-in arches) three windows on a wall that faces directly into our garden. We have no objection in principle, but it should be specified that the glazing for all of these windows must be frosted glass or similar (to match the existing glazing) so that these windows do not allow for oversight into our property.

*Officer response: A condition has been added to ensure these windows remain obscured in perpetuity.*

2. With respect to the replacement windows overlooking the flat roof on our property, it should be specified that any relevant damage to the exterior wall or to our flat roof will be made good. This maybe something to be covered in a party wall agreement.

*Officer response: While it is expected that any damage is made good in a neighbourly manner, this is not a material planning consideration but a civil matter. An informative has been added to the planning permission advising that a party wall agreement may be necessary.*

3. As noted above, the three windows that are to be enlarged into existing arches are on a wall that faces directly into the patio area of our rear garden (and we think this work will most likely require access to our property). It should be specified that the affected side elevation wall overlooking our property will be made good and then painted white to match the façade of our property. Furthermore, any damage to the decking on our patio or surrounding area will similarly be made good. As above this may be something covered in a party wall agreement.

*Officer response: While it is expected that any damage is made good in a neighbourly manner, this is not a material planning consideration but a civil matter. An informative has been added to the planning permission advising that a party wall agreement may be necessary. The application proposes that as far as possible/reasonable the existing paint will be removed from the property and brickwork exposed. If this is not possible the applicant may instead choose to paint the wall white in line with this request, however access may make this difficult.*

4. Finally, the side elevation wall of the proposed rear extension (which will abut the existing garden fence) faces directly into our garden. We assume there will be no window in this wall overlooking our garden. It should be specified that this wall will be painted white.

*Officer response: The approved drawings identify the side elevation of the new rear extension as a solid brick wall with no windows. This permission does not require the applicant to paint this wall white, they may or may not choose to do so in line with this request.*

**Recommendation:-**

**Grant planning permission**

