

# CONSULTATION SUMMARY

## Case reference number(s)

2025/1728/P

## Case Officer:

Daren Zuk

## Application Address:

Flat 2  
49 Minster Road  
London  
NW2 3SH

## Proposal(s)

Erection of ground-floor conservatory extension at rear.

## Representations

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

## Summary of representations

*(Officer's Response in italics)*

One objection was received by the occupiers of neighbouring 51 Minster Road. Their comments and concerns are outlined below:

- Privacy concerns – The proposed conservatory would push another 2.5m beyond the existing building extension and would overlook our property and garden, leading to a significant loss of privacy. This intrusion would affect the enjoyment and use of our outdoor space.
- Light Pollution – The location and structure of the conservatory, accentuated by its depth and glass construction, may introduce additional artificial light that may spillover into neighbouring properties (i.e., light trespass) and affect overall well-being of residents and local wildlife.
- Noise and Disturbance – Construction noise, as well as increased activity once the conservatory is completed, could lead to higher noise levels than currently experienced, affecting the tranquillity of our neighbourhood.
- Potential Environmental Impact – The construction will involve alterations to garden space that currently serves as a habitat for local

	<p>wildlife, in particular hedgehogs which were reintroduced to the area a few years ago. This could disturb the local ecosystem and diminish the biodiversity in the area.</p> <ul style="list-style-type: none"> <li>• Aesthetic concerns – The design and materials of the proposed conservatory does not appear to be in keeping with the character and appearance of the existing buildings and local streetscape, which is an essential aspect of our community’s heritage and visual appeal.</li> <li>• Property Value – Potential negative impacts on the value of surrounding properties, including ours, could arise due to the aforementioned issues of privacy, noise, and aesthetic appeal.</li> </ul> <p><i>Officer’s Response:</i></p> <ul style="list-style-type: none"> <li>• <i>Given the location of the conservatory extension, which is set back from the shared boundary with no.51 by 1.5m, it is not considered to unduly impact the amenity of neighbouring occupiers. Further, the extension has a relatively low height, with views into neighbouring rear gardens being shielded by the existing boundary fencing.</i></li> <li>• <i>Given the use of the conservatory is for domestic purposes as part of a two-bedroom flat, it is not considered that it would result in unacceptable levels of light pollution to the surrounding area.</i></li> <li>• <i>Given the conservatory’s simple design and form, utilising glass and metal framing, it is not considered to result in long term construction impacts and would be constructed quickly without major disturbances to neighbouring occupiers. It is also considered that a Construction Management Plan is unnecessary given the scale and scope of the works.</i></li> <li>• <i>Given the relatively small area of existing garden which would be built upon, it is not considered to unduly impact the immediate natural environment. Based on the information provided, this proposal will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold of 25sqm.</i></li> <li>• <i>The design of the conservatory extension is considered to be appropriate in design terms, being subordinate to the host building, and consistent with the height of neighbouring buildings. The materials are consistent with other conservatory extensions elsewhere in the immediate area.</i></li> <li>• <i>Impacts on property value are not a material planning consideration.</i></li> </ul>
Fortune Green & West Hampstead Neighbourhood Forum	The Fortune Green & West Hampstead Neighbourhood Forum was consulted and did not provide a response.
Recommendation: Grant planning permission	