

# CONSULTATION SUMMARY

## Case reference number(s)

2014/3546/P

## Case Officer:

Rob Tulloch

## Application Address:

90 A Fellows Road  
London  
NW3 3JG

## Proposal(s)

Relocation of a bin storage area, construction of bike storage in front garden, replacement of a front window with a door at basement level and enlargement of front light-well.

## Representations

<b>Consultations:</b>	No. notified	25	No. of responses	1	No. of objections No of comments No of support	1 0 0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of <u>Flat 1, 92 Fellows Road</u> has objected to the application on the following grounds:</p> <ol style="list-style-type: none"><li>1. The site is in a conservation area and the property should not be changed. Nos. 90-94 were built in late 19<sup>th</sup> Century to look like one house with low boundary walls. A wheelie bin store along the boundary with no. 92 would harm the appearance of the houses and affect light to no. 92.</li><li>2. The enlargement of the front lightwell would harm the appearance of the building.</li><li>3. The enlargement of the lightwell could cause the garden to no. 92 to collapse.</li><li>4. Plans not on the website, but proposal would mean total loss of front</li></ol>					

garden.

**Officer response**

1. The proposed bin store would measure 4.5m (w) x 1.1m (h) x 1m (d) and comprise three walls of stock brick. Many of the houses in the street have been divided into flats, and multiple wheelie bins in the front gardens are a common occurrence, with some scattered around the front gardens, and some in bin stores. Next door to the application site, nos. 86-88 have a bin store erected laterally across the front garden behind the front boundary wall, which is particularly prominent and harmful to the character and appearance of the street scene and conservation area. As the houses have lower and upper ground floors, the front garden is the only pavement level location for the storage of wheelie bins. As the storage of wheelie bins in front gardens in this street is a necessity, and there are numerous examples of poorly located bin stores in the street, the proposed location is considered the most appropriate and least harmful. The proposal has been revised to relocate the bin store from behind the front boundary wall to the present proposed location. There is a large amount of planting along the boundary blocking light to the neighbouring property, extending the lightwell would remove some of this planting and potentially improve light to the neighbouring basement. As the proposed bin store would be in the location of existing planting, it is not considered that the proposal would block more light to the neighbouring property.
2. The existing lightwell would be enlarged by 3m and would be set back 5.5m from the front boundary. The enlargement would still allow for a reasonably sized front garden, and as lightwells are a characteristic of the street the enlargement is not considered harmful to the character or appearance of the host building or conservation area.
3. The enlargement of the lightwell would require a new retaining wall similar to the existing one and require a party wall agreement with no. 92 which would cover any structural issues.
4. Plans were put on the website when the application was registered. Some garden space would be lost as a result of the enlarged lightwell and path to the bin store, but an area of soft landscaping would be retained in the front garden.

**Recommendation:- Grant planning permission**

