

CONSULTATION SUMMARY

Case reference number(s)

(1) 2014/6659/P

(2) 2014/7014/L

Case Officer:

Angela Ryan

Application Address:

Flat A
3 Arlington Road
LONDON
NW1 7ER

Proposal(s)

- (1) Alterations to rear fenestration approved under planning permission 2012/4067/P dated 21/01/14.
(Retrospective)
- (2) Installation of a french door at rear ground floor level and internal alterations to existing flat (Class C3)
(Retrospective)

Representations

Consultations:	No. notified	(1) 0	No. of responses	1	No. of objections	1
		(2) 0			No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>In respect to the listed building consent application, a site notice was displayed on 28/11/2014, expiring on the 19/12/2014, and a public notice published in the local press on 04/12/2014, expiring on 25/12/2014. The freeholder has objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - The proposed bedroom is about 4.2 sqm, whereas the minimum 					

requirement for a single bedroom is 6.5 sqm.

(Officer's response: *This is an existing situation. The room in question is just under 6m² and does not form part of the consideration for these planning and listed building consent applications)*

- The current layout with the wall between the lounge removed and the only exit from the bedroom is via the lounge/kitchen is a deathtrap in case of fire. It is always a requirement that the exit of a bedroom is via a protected lobby and not directly into a room containing a kitchen.

(Officer's response: *The current layout is an existing situation and does not form part of the consideration for these current applications)*

-The application has not taken care of the replacement of the UPVC patio doors into timber.

(Officer's response: *Permission and listed building consent was previously granted in 2012 (Refs: 20124067/P & 2012/4087/L) for the replacement of the UPVC doors and this permission is currently in the process of being implemented)*

- The application has not taken care of the removal of the false ceiling in the main bedroom covering the original cornice.

(Officer's response: *The false ceiling does not form part of the consideration for this application. However, it would appear that the false ceiling was installed sometime in the 1980's and was there prior to the present occupier of the building. Moreover, it is considered that if the works were undertaken this long ago and the original ceiling is protected underneath the false ceiling then it would not be expedient for the Council to instigate enforcement action in this instance)*

- The application has not taken care of the lowered patio put into the garden area.

(Officer's response: *This forms issue is being dealt with under separate applications that are currently under consideration (Ref: 2015/0012/P & 2015/0136/L)*

Summary of comments

The objections raised in respect to this application are largely immaterial as they do not form part of the consideration for this application. However, some of the issues raised are being dealt with under current permissions/applications and will be duly considered as a result.

Recommendation:-

Grant planning permission