

CONSULTATION SUMMARY

Case reference number(s)

2014/0617/P

Case Officer:

Jennifer Chivers

Application Address:

73 Constantine Road
London
NW3 2LP

Proposal

Excavation to provide new basement floor including rear lightwell, erection of a two storey side infill extension, installation of Juliet balcony and balustrade as replacement of bay window at rear ground floor level and new windows to front bay window.

Representations

Consultations:	No. notified	2	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of Flat 1, 92 Fellows Road has objected to the application in relation to access during construction and construction noise and disturbance.

Officer Response:

The objections raised above are not considered to be material planning considerations. It is also considered that any construction disruption would be temporary in nature. If the Council considered the construction disruption to be major then a construction management plan would be required, however this is not deemed necessary in this instance due to the nature and scale of the development proposed. An appropriate informative will be attached to the decision notice informing the application of hour when construction work can be undertaken.

The owner/occupier of 75 Constantine Road has provided the following comments:

No objection in principle to the development, however the applicant should be aware of the previous problems encountered with the subsidence and the previous extensive repair work which was carried out on the dwelling in the past.

Officer Response

The applicants have submitted a revised BIA report which has been independently verified by LBH Wembley. The report concluded that the revised BIA was submitted by a suitably qualified person and is sufficient to meet the requirements of DP27. In addition, a further condition has been attached requiring a suitably qualified chartered engineer to inspect, approve and monitor the critical elements of the basement construction works throughout their duration.

Recommendation:- Grant planning permission