

# CONSULTATION SUMMARY

## Case reference number(s)

2015/0099/P

## Case Officer:

Tessa Craig

## Application Address:

7 Meadowbank

London

NW3 3AY

## Proposal(s)

Roof level extension at front elevation. Replacement of front elevation garage door with window. Replacement windows and doors to front and rear elevations.

## Representations

<b>Consultations:</b>	No. notified	06	No. of responses	01	No. of objections	01
					No of comments	00
					No of support	00

## Summary of representations

The owner/occupier of No's 8 Meadowbank have objected to the application on the following grounds:

- Juliette balconies are out of character with the area;
- Roof level extension would have detrimental impact on amenity and be visible from the street in an unimpaired roofline.

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

### Officer Comment

*The proposal has been revised since its original submission to omit the Juliette balconies from the rear elevation.*

*As noted in the objection, a similar sized roof level extension was granted at number 6 Meadowbank in 2014 but is yet to be constructed. Two Certificates of Lawfulness for roof level extensions made in 2012 at number 8 Meadowbank were refused as the height of the extensions exceeded the height of the existing eaves. A planning application for a roof level extension at number 8 Meadowbank was also refused in 2012; however it was larger than what is proposed under this application and only included a partial setback from the edge of the roofline.*

*The proposal at 6 Meadowbank is considered acceptable in terms of design retaining a setback from the edge of the roofline. The depth of the extension is 1.8m at boundary with 7 Meadowbank and 0.8m at boundary with 8 Meadowbank and is considered acceptable in terms of amenity, maintaining the existing level of privacy, and does not raise concerns regarding neighbours access to sunlight and daylight or outlook for the neighbouring properties.*

**Recommendation:-**

**Grant planning permission**