

CONSULTATION SUMMARY

Case reference number(s)

2014/7422/P

Case Officer:

Yuyao Gong

Application Address:

27 Byron Mews

London

NW3 2NQ

Proposal(s)

Loft conversion involving the extension of the roof ridge, the installation of a rear dormer extension and front 2 x rooflights.

Representations

Consultations:	No. notified	31	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of Flat 25 and Flat 28 Byron Mews have objected to the application on the following grounds:

1. The owner of 27 Byron Mews has not consulted with the freeholders in the building; lack of consent
2. The loft space is not demised to No. 27 and therefore the owner of No. 27 would not have the rights to extend in to it.
3. The extra weight on the load bearings could cause catastrophic damage to the first and second floor flats

4. Noise and disturbance caused by ascending or descending the proposed stairs; noise from the loft due to thin ceiling/floor
5. The extra pipework from the shower room and the reshaping of the roof line will negate the aesthetics of the building.
6. There could be damage caused to the walls during the works, which will affect the look of the communal areas.

Summary of comments

Points 1 and 2 are not planning matters. Consultation letters were sent out by the Council to Flat 25 and 28 Byron Mews. Certificate B was submitted to certify that the applicant has given the requisite notice.

Points 3 and 4 can be mitigated by Building Control regulations.

Point 5 – The proposed work would be hardly visible when viewing from the ground level given its height and the shallow pitched roof of the building. It would not be visible from the main street at the front of the building. It is not considered there would be adverse impacts upon the aesthetics of the building.

Point 6 is not a planning matter.

Recommendation:-

Grant planning permission subject to conditions