

CONSULTATION SUMMARY

Case reference number(s)

2015/3704/P

Case Officer:

Laura Hazelton

Application Address:

27 Agar Grove

London

NW1 9UG

Proposal(s)

Infilling of existing window to rear lower ground floor level.

Representations

Consultations:	No. notified	29	No. of responses	1	No. of objections	0
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 156 Agar Grove has objected to the application on the following grounds:

Design:

It is an original old window and part of the character of this attractive 19th century Conservation Area building. It would damage the appearance of the property.

Amenity:

The proposal would compromise the living area within the building for future

use.

Officer response

Although the development would see the loss of an original window, the proposal to infill the window with London stock brick and retain the original window arch and stone sill would help to retain some element of the character of the original window and preserve the character of the host property. Due to its location to the rear ground floor of the property, there would be limited, private views of the development and it is therefore not considered to cause harm to the character or appearance of the surrounding Conservation Area.

The proposal is not considered to harm the amenity of occupants of the host property, as the primary south facing window to the front of the property would be retained, which would ensure an adequate amount of daylight reaches the room. The proposal would also result in an improvement to the amenity of occupants and neighbouring occupants by way of a reduction in overlooking into the neighbouring garden and an increase in privacy.

On balance, the proposal is therefore considered acceptable.

Recommendation:-

Grant planning permission