

CONSULTATION SUMMARY

Case reference number(s)

2015/4771/P

Case Officer:

Laura Hazelton

Application Address:

589 Finchley Road

London

NW3 7BS

Proposal(s)

Demolition of existing rear conservatory and erection of single storey rear extension with rooflight.

Representations

Consultations:	No. notified	18	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/occupiers of Flat A and Flat B, 589 Finchley Road have objected to the application on the following grounds:

Flat A, 589 Finchley Road

- The proposed extension is too bulky and out of character; the extension may block the view from the rear windows to the garden;
- There is no information about how long the extension works will last.
- No one on behalf of the proposing party came to my flat to conduct a site survey and advise whether it will affect safety or regulation issues in my flat.

- The construction works may create noise disturbance, as well as people using the completed extension.
- The only passage to the building entrance will be blocked with building material, traffic of builders, dirt and waste; and concerns regarding building materials being left in the front garden.

Officer response

- *The proposed extension replaces an existing conservatory and lean-to extension. It is considered to improve the appearance of the rear elevation. As the extension would replace existing extensions, and the roof of the extension would be 40cm below the first floor windows, it is unlikely to harm the existing views from the property.*
- *Planning conditions cannot be imposed to control the completion date of construction works.*
- *This is not a material planning consideration.*
- *Please see response 2 above.*
- *Please see response 3 above.*

Flat B, 589 Finchley Road

- The extension will be extended significantly in length, cutting across the majority of the garden.
- Those using the extension will create unwanted noise at night.
- Concerns regarding the disruption caused by the construction works and the overflow of building materials left in the communal path.

Officer response

- *The proposed extension would measure approximately 70cm deeper than the existing conservatory and infill the space between the existing conservatory and lean-to extension. The extension would leave a garden of approximately 116sqm which is considered acceptable.*
- *The extension is replacing an existing conservatory in the same position and would not be used as a separate residential dwelling. The development is therefore unlikely to result in an increase in noise levels than the current situation.*
- *Noise generated during construction is not a material planning consideration. However, noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. Building works that can be heard at the boundary of the site must only*

	<p><i>be carried out between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays.</i></p>
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Recommendation:-

Grant planning permission