

CONSULTATION SUMMARY

Case reference number(s)

2015/6099/P

Case Officer:

Patrick Marfleet

Application Address:

Flat A, 30 Croftdown Road

London

NW5 1EN

Proposal(s)

External alterations to lower ground floor flat including erection of a rear wall to enclose existing covered patio area.

Representations

Consultations:	No. notified	14	No. of responses	01	No. of objections	01
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of No. 32 Croftdown Road have objected to the application on the following grounds:

- Construction has already commenced at the site before expiry of consultation period.
- Applicant is trying to enlarge property at the expense of neighbouring occupiers.
- Noise and disruption from the proposed works will have an unacceptable impact on the amenity of neighbouring residents.

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

- *Having visited the site it was clear that no construction works of any kind had commenced at the property.*
- *The proposed development would provide approximately 9sqm of additional floor space and would not lead to the over-development of the site.*
- *Potential noise levels and disturbance caused by a proposed development do not form a material planning consideration. The hours of construction are restricted and the development is not big enough to warrant a CMP.*

Summary of comments:

The proposed development is considered to have an acceptable impact on the appearance of the original dwelling and surrounding area and would not cause an undue loss of residential amenity to neighbouring properties.

Recommendation:-

Grant planning permission