

# CONSULTATION SUMMARY

## Case reference number(s)

2015/6235/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 measuring 5m deep with 1 x rooflight.

## Representations

<b>Consultations:</b>	No. notified	27	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 occupier of Flat B, 589 Finchley Road has objected to the application on the same grounds as the previous application (reference 2015/4771/P) which were:

- 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 1.7m 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 108sqm which is considered acceptable, and the existing side passage between the host property and no.587 would be retained.
- The extension is replacing an existing conservatory in the same position and would not be used as a separate residential dwelling. The extension would be constructed of brick rather than the existing glass conservatory and 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 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.

The occupier of 589A Finchley Road has objected for the following reasons:

- The proposed extension is too high, 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. The proposed height of the extension was reduced by 20cm at the officer's request to reduce the overall height and bulk of the extension and is considered acceptable.
- 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.

**Recommendation:-**

**Grant planning permission**