

# CONSULTATION SUMMARY

## Case reference number

2015/6002/P

## Case Officer:

Anna Roe

## Application Address:

22 Burghley Road, London, NW5 1UE

## Proposal

Amalgamation of 2 residential units into a single family dwellinghouse; erection of rear upper ground floor level balcony; replacement of upper ground floor rear windows with doors; rear sliding door at lower ground floor level; replacement first floor level side window.

## Representations

<b>Consultations:</b>	No. notified	04	No. of responses	01	No. of objections	00
					No of comments	01
					No of support	00
<b>Summary of representations</b>  <i>(Officer response in italics)</i>	The owner/occupier of No. 20 Burghley Road commented on the application:  <ol style="list-style-type: none"><li>1. The plan to lower the level of the 22 Burghley Road back door passageway puts the brick party wall with 20 Burghley Road (our property) at risk because this excavation is likely to affect the foundation of the wall.</li><li>2. We would like details of the screening of the balcony and steps.</li><li>3. We have noted the application for a new side dormer to 22 Burghley and query whether access for this work will require builders using the passageway on our side of the party wall.</li></ol> <i>Officers response:</i>					

1. *The proposal to fractionally lower the level of the side passage does not require planning permission and has not been considered as part of this proposal. Party wall matters are not part of the planning process and will be considered under the Building Control procedure and Party Wall Act.*
2. *The proposed spiral staircase would be constructed from black painted metal. Similarly the proposed privacy screens would be constructed from black painted metal. The privacy screens would be located at either end of the proposed terrace and would measure 1.8 metres high by 1.6 metres deep. For further details please refer to drawing nos. 1519-L-118P Rev A and 1519-L-117P Rev B.*
3. *This is not a planning matter and is considered a civil matter.*

**Recommendation:-**

**Grant planning permission**