

CONSULTATION SUMMARY

Case reference number(s)

2015/6619/P

Case Officer:

Ian Gracie

Application Address:

47 Marchmont Street

London

WC1N 1AP

Proposal(s)

Change of use of part lower ground floor from B1 to A3 to provide additional storage to ground floor restaurant; replacement of rear lower ground floor extension; rear ground floor extension (including two new windows); installation of new door at lower ground floor; external rear staircase and new rear door at ground floor; new front staircase, door and window, new french doors at first floor level and installation of balustrade to create first floor terrace, new refuse store, timber fence and other associated works.

Representations

Consultations:	No. notified	15	No. of responses	01	No. of objections	01
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

A single objection was received for this application on the following grounds:

1. Change of use;
2. Noise;
3. Odour/fumes from refuse;
4. Overlooking/privacy.

Officer Response

1. *The change of use of the lower ground floor is to provide ancillary storage space to the ground floor A3 unit.*
2. *The relocation of the supply fan and silencer to the rear yard is*

considered acceptable as no additional equipment is proposed as a result of the proposal. An appropriately worded condition has been attached to the permission to ensure that the noise levels emanating from the equipment accords with BS4142:1997 to ensure that noise does not reach unacceptable levels.

- 3. On inspection on site, the area to the rear of the building is currently used as an informal refuse area. It is considered that the formalisation of that space to provide refuse storage cupboards is considered acceptable and a more acceptable solution to the existing situation.*
- 4. It is not considered that any additional overlooking of the adjacent properties is possible when compared to the existing situation. Windows to the rear at first floor level currently provide the ability to overlook into next door. It is not considered that the provision of a roof terrace, which terminates at the same depth of the neighbouring closet wing extensions, will cause an unacceptable impact on amenity.*

Recommendation:-

Grant planning permission