

CONSULTATION SUMMARY

Case reference number

2015/6718/P

Case Officer:

Samir Benmbarek

Application Address:

186 Regent's Park Road, London, NW1 8XP

Proposal

External alterations and repairs to front elevation of dwelling house, front garden, boundary wall and bin storage area to also include replacement of staircase to basement level.

Representations

Consultations:	No. notified	16	No. of responses	03	No. of objections	02
					No of comments	01
					No of support	00

Summary of representations

(Officer response in italics)

The owner/occupier of Flat 6 and the owner/occupier of Flat 8, 188 Regent's Park Road, has objected to the application on the following grounds (identical objections):

1. Technical drawings do not accurately represent the proposal to enlarge the basement and the planning application can only be considered once the correct drawings are submitted.
2. There has been no consultation on the planning application and no additional information relating to noise and environmental impacts.
3. Changes to the party wall include the steel reinforcing of building.

Officer's Response:

1. *The planning application (2015/7618/P) does not involve a basement*

excavation and the only works relating to the ground/lower ground is the installation of the skylight to serve the existing lower ground level. Any work that requires planning permission which is being undertaken that falls outside of the applications may be unauthorised and would be subject to enforcement action.

- 2. Consultation by means of neighbour consultation letters, a site notice within close proximity to the applicant site and a press notice published in the local newspaper has been carried out in relation to this application (2015/6718/P). Simultaneously, there is a Lawful Development Certificate application in relation to renovation works at the existing rear extension at lower ground level. Applications for Lawful Development Certificates are not subject to consultation and are determined as a matter of fact and degree under the criteria within the General Permitted Development Order (GPDO) 2015*
- 3. Party wall issues are of a civil matter and outside of the planning decision.*

A comment was received from the Primrose Hill CAAC, raising the following:

1. Details of the reinstated front porch and front door should be made subject to an Approval of Details application as they cannot be determined from the submitted drawings.

Officer's Response:

- 1. The details of the front porch and door has been provided in the Design and Access Statement and proposed drawings. It is considered that sufficient information has been submitted to ensure that the proposed works enhance the building and wider conservation area. Therefore a condition requesting additional details is not considered necessary. The porch will be constructed of limestone in keeping with the host building.*

Recommendation:-

Grant planning permission