

CONSULTATION SUMMARY

Case reference number(s)

2016/0375/P

Case Officer:

Raymond Yeung

Application Address:

25 Crossfield Road

London

NW3 4NT

Proposal(s)

Erection of a single storey rear extension.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

The owner/occupier of No's 26 Crossfield Road have objected to the application on the following grounds:

- Size and bulk of the new building in the conservation area
- The new extension would be right up to the boundary
- New extension should be just a replacement conservatory
- Matters regarding consultations

Officer's response:

It should be emphasised that the planning merits of the proposal are not relevant to the consideration of an application for a certificate of lawfulness; purely legal issues of fact and degree are involved in determining the application.

Matters such as party wall agreements are dealt with outside the jurisdiction of the council's planning department.

There is no statutory requirement to consult on this application as it cannot be assessed as a normal planning application and can only have a legal determination of its lawfulness.

Other matters raised are of a personal nature which the Council cannot take into consideration as part of the application.

Recommendation:-

Grant Certificate