

CONSULTATION SUMMARY

Case reference number(s)

2016/1214/P

Case Officer:

Oluwaseyi Enirayetan

Application Address:

18a Kingdon Road

London

NW6 1PH

Proposal(s)

Installation of bay windows with a door to lower ground front facade and alterations to lower ground floor rear fenestration.

Representations

Consultations:	No. notified	6	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The Freeholder/leaseholder of No. 18, Flat 2, First Floor have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1. Applicant/Agent should have served Notice 21 days prior to making the planning application.2. Design & location of the new door not in keeping with the rest of the street, unbalanced look and disturbs the visual balance of the house3. Installation of the new door in a bay window may be a precursor to use LGF front room as a separate studio apartment					

4. Use of aluminium is not in keeping with the rest of the street, and design of building

Summary of comments

1. The Agent has been informed and a new Notice was served 9th of May 2016.
2. There are a number of neighbouring properties with front door from bay leading to the front garden. The design of the bay window was approved under 2014/6949/P and was considered appropriate by the case officer. The design of the door is similar to that of the windows. Therefore the proposed door would not harm the appearance of the host building or streetscene.
3. This application relates to external alterations to the property and not the use, therefore not a material consideration.
4. While it is acknowledged that some of the street have wooden sash windows, most of the properties in the surrounding area have replaced their windows and doors with upvc units. Whilst this is contrary to policy, in context, the works are considered to be strong material considerations which indicate that no demonstrable harm will be caused and no harmful precedent would be set.

(Commentary on the grounds of representation, including balanced reasoning for recommendation)

Recommendation:-

Grant planning permission