

# CONSULTATION SUMMARY

## Case reference number(s)

2016/1409/P

## Case Officer:

John Diver

## Application Address:

Flat 5  
Rosslyn Heights  
2 Belsize Lane  
London  
NW3 5AB

## Proposal(s)

Replacement and enlargement of single storey rear extension to lower ground floor flat. Alterations to fenestrations as well as the landscaping of rear garden. The creation of a side access/entrance.

## Representations

Consultations:	No. notified	51	No. of responses	01	No. of objections	01
<b>Summary of representations</b>  <b>(Officer response(s) in italics)</b>	<p>The occupier of the lower ground floor flat at No 4 Belsize Lane (adjacent to the site) have sent two object comments to the application on the following grounds:</p> <ol style="list-style-type: none"><li>1. Size, nature and extent of proposals</li><li>2. The siting of the new front door and bathroom window will harm the privacy</li><li>3. The location of the new bathroom will cause noise and disturbance</li><li>4. The proposed fencing should be designed to ensure that the adjacent rear gardens do not become overly enclosed.</li><li>5. Objection to the installation of a slatted fence along the western boundary.</li><li>6. Request for supports for the proposed fence to face into the site.</li></ol> <p>Officer Responses: 1: It is not considered that the scale or nature of the proposed development would be excessive. The proposed scheme is considered to have an acceptable impact upon the character and appearance of the dwelling, local area and conservation area.</p>					

2-3: It is not considered that the positioning of the new door or bathroom window would cause sufficient impacts in terms of privacy or noise to substantiate a reason for refusal. Both the new door and the internal bathroom would be used solely by the occupiers of the lower ground floor unit and it is not considered that this level of activity would be significant.

4-6: Whilst it is deemed that the installation of a boundary fence with the same height as existing (6ft) would be acceptable in principle, it is considered that the final design should be further assessed prior to erection to ensure that no harm in terms of visual amenity are caused. As such a condition was recommended, requiring the submission of further details of this proposed element to be assessed and approved by the Local Authority prior to the commencement of works.

**Recommendation:-**

**Grant conditional planning permission**