

CONSULTATION SUMMARY

Case reference number(s)

2016/2061/P

Case Officer:

John Diver

Application Address:

Flat B
88 Torriano Avenue
London
NW5 2SE

Proposal(s)

1st floor rear extension and alteration to existing window at 2nd floor level.

Representations

Consultations:	No. notified	19	No. of responses	3	No. of objections	2
					No of comments	1

Summary of representations

(Officer response(s) in italics)

The owner/occupier of 146a Leighton Road as well as a flat within No 90 have objected to the application on the following grounds:

- Loss of privacy
- Loss of light
- Concern regarding proposed brick type.

A representative of the Bartholomew Estate and Kentish Town CAAC sent a comment to state that although objection was not raised to the proposed works, the extensions may be regarded as an over development of the site.

(Please note that these comments were received prior to the proposed scheme being reduced significantly via the submission of revisions).

Officer's response:

- The proposed usage of the extension would be for a bathroom and thus is it not considered that significant levels of activity would occur immediately adjacent to the proposed 1st floor rear window. Notwithstanding this, a condition has been recommended that this new window should be installed with obscure glazing with restricted opening and retained as such in order to protect the privacy of neighbouring residents. Another condition restricting the use of the flat roof of the propose extension has similarly been recommended for this same reason.

- Submitted alongside the revised set of plans is a day light / sun light report which has assessed the impacts caused upon the amenities of all neighbouring residents in terms of access to light by the proposed extension. This report was completed in accordance with BRE guidelines and concludes that the extension would not detrimentally impact upon the light to any neighbouring property.

- A condition has been recommended that the proposed brick type should be submitted and approved by the Local Authority prior to the commencement of works in order to ensure that the chosen material is appropriate as it is considered paramount for the overall appearance of the development to remain visually sympathetic to the host building.

- It is agreed that due to its siting and scale, the proposed development would not impact the character of the nearby conservation area. Since submission the scale of the proposed development has been reduced and is no longer considered to represent an overdevelopment of the site.

Recommendation:-

Grant planning permission