

# CONSULTATION SUMMARY

## Case reference number(s)

2016/2196/P

## Case Officer:

Laura Hazelton

## Application Address:

Garden Flat  
 4 Chalcot Gardens  
 London  
 NW3 4YB

## Proposal(s)

Erection of full width single storey rear extension, following removal of existing metal stairs, and creation of terrace with wrought iron railings and planters.

## Representations

<b>Consultations:</b>	No. notified	7	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0

## Summary of representations *(Officer response(s) in italics)*

The **Eton Conservation Area Advisory Committee (CAAC)** submitted the following questions, and had no further comments following the applicant's response.

1. Insufficient information – no photographs of neighbouring properties.
2. What is meant by 'structure to the east' in the design and access statement?
3. How will the terrace impact the privacy of neighbouring properties?
4. The extension will be higher than the boundary wall – how will it affect

daylight to neighbouring windows?

*Officer Response*

- 1. The applicant has submitted photographs showing the neighbouring property no.3 and the existing upper ground floor terrace/balcony.*
- 2. This describes the garden shed located adjacent to the boundary wall with no.5. The shed will be removed as part of the proposals. The rear extension will be set back from the boundary with no.5 and will be no higher than the existing shed.*
- 3. The original proposal was amended to include privacy screens to the sides of the terrace to prevent overlooking into neighbouring properties.*
- 4. The extension would be stepped in slightly along the boundary with no.3 to reduce the visual impact of the extension when viewed from no.3. Combined with the fact that the gardens are south east facing, it is not considered that the extension would significantly impact daylight/sunlight levels entering neighbouring windows.*

**Recommendation:-**

**Grant planning permission**