

# CONSULTATION SUMMARY

## Case reference number(s)

2016/4519/P

## Case Officer:

Laura Hazelton

## Application Address:

110-114 Grafton Road

London

NW5 4BA

## Proposal(s)

Erection of single storey extensions to the existing first floor terraces on south and north facades to provide additional office space, and infill of ground floor lightwell for additional studio space.

## Representations

<b>Consultations:</b>	No. notified	38	No. of responses	1	No. of objections	0
					No of comments	1
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

The owner/occupier of Flat 4, 110-114 Grafton Road submitted the following comment:

- No consideration given to the potential noise pollution from the new rooflights.
- The changes to the fire escape allow greater access to flats 3 & 4, increasing the risk of burglary and allowing anyone on the fire escape to look directly into both flats.
- There is nothing in the plans to tackle daily smoke drift from the outside area on the north of the building. The outside north area is an

amplifier of sound, and the further enclosure of the space will lead to more noise and a more enclosed space for the smokers which will channel the smoke drift towards the flats above.

*Officer response*

- The proposed extension would enclose the existing terrace area and is likely to result in a reduction in noise than the current terrace, which is not covered or sheltered in any way. The proposed double-glazed rooflights would be fixed shut, which would be an improvement on the current arrangement of openable single glazed windows along the side elevations.
- The access path to the roof of the extension and extended spiral staircase are purely for means of emergency escape, and would not be used as a general-purpose ladder to gain access to higher levels. There is unlikely to be such footfall as to be considered harmful to the privacy of neighbouring occupants. The change in position is not considered to result in an increased burglary risk than the existing situation. In addition, this area is extensively covered by CCTV cameras.
- The proposed extension provides no new amenity space and would therefore not result in people lingering in this area and causing disturbance in terms of noise or smoke drift. In response to these concerns, the owner of the building has stated that smokers will be directed towards the front of the building to smoke and they will increase signage requesting office workers to respect neighbours' privacy.

**Recommendation:-**

**Grant planning permission**