

# CONSULTATION SUMMARY

## Case reference number(s)

2016/4953/P

## Case Officer:

Nora-Andreea.Constantinescu

## Application Address:

Flat A  
40 Croftdown Road  
London  
NW5 1EN

## Proposal(s)

Single storey rear extension with green roof, following demolition of the existing rear addition; new decked area and refuse storage at the front and other alterations to the flat (Class C3).

## Representations

<b>Consultations:</b>	No. notified	8	No. of responses	3	No. of objections	2
					No of comments	1

## Summary of representations

The owner/occupier of Nos' 38 and 42 Croftdown Road and have objected to the application on the following grounds:

- noise from the proposed roof terrace
- loss of light to the party wall
- the proposed pitched roof of the proposed rear extension would materially extend beyond the line of the rear extension wall at no 42, and it would have

negative impact on amenity of no 42 and to the visual amenity of the conservation area.

Summary of comments:

-suggestion that instead of the removal of the sash window at the upper floor roof terrace, to proposed timber sash windows, glazed sliding doors to be timber framed, not aluminium.

*Officer response:*

*Regarding the objections the upper floor terrace has been removed and it is no longer part of the current proposal, and therefore there would be no noise impact from the roof terrace on the neighbouring amenities.*

*The proposed single storey rear extension is set in from the boundary with no 38 by 2.1m. It is considered that due to its size, position and projection the proposed rear extension would not cause significant impact in terms of loss of light or outlook.*

*The roof of the proposed single storey rear extension would project with 0.2m beyond the party wall with the property at no 42. The projection is not considered to cause any significant harm to the neighbouring amenity at no 42 or to the appearance of the host dwelling or conservation area.*

*Regarding the comments received, the windows at the upper floor would remain timber sash windows, but the extension sliding doors would be aluminium. The aluminium doors are in accordance with CPG1 Design and are not considered to affect the appearance of the host dwelling or wider conservation area.*

**Recommendation:-**

**Grant conditioned planning permission**