

CONSULTATION SUMMARY

Case reference number(s)

2016/5504/P

Case Officer:

Kate Phillips

Application Address:

28 Ainger Road

London

NW3 3AS

Proposal(s)

Variation of condition 2 (approved plans) of planning permission 2016/1882/P, dated 10/06/2016 (for part single storey and part two storey rear extension; enlargement of rear dormer; conversion of 1x 1-bed self-contained flat and 1x 2-bed self-contained flat into 1x 3-bed self-contained flat), namely to allow internal alterations to Flat A and the omission of the upper ground floor rear extension

Representations

Consultations:	No. notified	n/a	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

A site notice was displayed on 26/10/2016 (expiry date 16/11/2016).

2 letters objection has been received (from the occupiers of 25 and 27a Ainger Road). The comments are summarised below:

- Object to rear roof terrace
- The roof has never been used as a terrace, only for access to garden in the past
- Loss of privacy to adjacent garden areas / windows
- Decking will be higher than roof
- Roof terrace in close proximity to windows at 27a
- Noise from users of roof terrace (people on the terrace and the

wooden decking floor)

- Any screening will cause a loss of light
- The terrace would have an adverse effect on security issues from the adjacent car park

Officer comment

There was previously a roof terrace in the same position, albeit providing access to the garden at the lower level rather than as a contained space. On this basis, it would not be reasonable to ask the applicant to omit the roof terrace or to ask them to set in the balustrade from the shared boundary with the neighbour.

It is not clear why the roof terrace would exacerbate security concerns. Nevertheless, the rear extension element has already been granted planning permission pursuant to planning application reference 2016/1882/P, dated 10/06/2016 (as amended by 2016/3710/P, dated 23/08/2016).

Recommendation: Grant planning permission