

CONSULTATION SUMMARY

Case reference number(s)

2016/5122/P

Case Officer:

Kristina Smith

Application Address:

15 Rudall Crescent

London

NW3 1RR

Proposal(s)

Erection of single storey rear extension to replace existing and conversion of rear window to juliet balcony at first floor level

Representations

Consultations:	No. notified	3	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 3 Old Brewery Mews and The William Pears Group Ltd have objected to the application on the following grounds:

- Concern that building works will disturb roots of the tree that has caused previous subsidence problems
- Long term damage to tree roots possible

The new extension would be built within the footprint of the existing extension and therefore it is not expected to cause any disturbance to the mature tree in the adjacent car park. However in response to neighbour's concerns, further investigative works were requested to include trial holes along the line of excavation. No roots were found.

- Roof of extension not to be used as a terrace

The roof of the extension is glazed so cannot practically be used as a terrace however a condition will be attached to the permission preventing its use as such.

No. 17 Rudall Crescent objected on the grounds mentioned below but later withdrew following clarification from the case officer

- Plans inadequately labelled with a number of inaccuracies

The case officer was satisfied the plans were acceptable with no inaccuracies

- Unacceptable that plans include a note claiming that dimensions cannot be regarded as accurate

This is a typical note on plans however the constructed scheme must be as close as possible to dimensions on approved plans. Enforcement action can be carried out if this is not the case.

- French doors will enable the flat roof of extension to be used as a roof terrace which would lead to loss of privacy

The roof is glazed so cannot practically be used as a terrace however a condition will be attached to the planning permission preventing its use as a terrace

- Proposed plans show excavation at basement level but no BIA to support

This element has since been removed from the proposal

- A Party Wall must be drawn up prior to work starting

This is a separate issue to the planning process

Recommendation:-

Grant planning permission