

# CONSULTATION SUMMARY

## Case reference number(s)

2016/6015/P

## Case Officer:

John Diver

## Application Address:

1 Ardwick Road  
London  
NW2 2BX

## Proposal(s)

Variation of condition 3 (approved plans) of permission 2015/3136/P (dated 22/06/2016) for the conversion of a single family dwelling house into eight self-contained flats with lower ground floor excavation and rear extensions at lower ground floor, first floor and second floor along with roof alterations including additional rooflights and 2 side dormers following demolition of an upper ground floor rear conservatory; namely to include internal layout changes, alteration to side window and treatment of conservatory, the infill of a section of rear elevation with new window and the addition/variation to rooflights.

## Representations

Adjoining Occupiers:	No. of responses	01	No. of objections	01
<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>Multiple site notices were displayed near to the site between the 18/11/2016 and the 09/12/2016.</p> <p>The owner/occupier of No 2 Ranulf Road have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Detrimental impact upon the character of the local area</li> <li>• Limited number of flats within the local area</li> <li>• Development will cause parking disturbance</li> <li>• The garden grab will spoil the area for neighbours.</li> <li>• Lack of disabled access to all flats</li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• This application represents a proposed variation to an approved</li> </ul>			

scheme. The previous application (2015/3136/P) has already assessed the impact of the proposed development in terms of the principle of the conversion into flats, the scale of the lower ground floor level and level of accessibility.

- As outlined in the reasons for refusal, it is considered that the proposed variations would actually improve the character of the property above the consented scheme, and it is not considered that the resulting property would appear out of character within the local area.
- The recommendation to approve to variation would be subject to a 'deed of variation' in order to ensure that the measures previously secured via legal agreement (i.e. car free development, construction management plan, highways contribution) were resecured for the amended scheme.

**Recommendation:-**

**Grant conditional planning permission subject to S106 agreement**