

CONSULTATION SUMMARY

Case reference number(s)

2017/0987/P

Case Officer:

Charlotte Meynell

Application Address:

75A Agar Grove
London
NW1 9UE

Proposal(s)

Erection of single storey rear extension to lower ground floor flat.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	The owners/occupiers of No. 77 Agar Grove have objected to the application on the following grounds: <ul style="list-style-type: none">- Design - This row of terraced houses all have similar if not identical rear elevations with projecting bays to the left hand side of the rear elevation. Neighbouring extensions (at numbers 77 and 73) have been located against the "main wall" of the house, leaving the bay window undisturbed. With this proposal, the existing bay will sit on the flat roof of the extension, which we believe will create a very uncomfortable relationship between new and old and is not sympathetic to the character and proportions of the existing building. The proposed extension should perpetuate the rhythm of existing neighbouring rear elevations which are all located against the					

recessed portion of the elevation, adjacent to the bay.

- Heritage - The current proposals do not preserve the character of the building and therefore do not enhance the character and appearance of the Conservation Area. The design is not of adequate quality and insufficient thought has been given to the character and proportions of the existing building and therefore causes harm to the conservation area.
- Amenity - The positioning of the rooflight on the proposed extension would result in light spillage to flat above as rooflight.
- Unacceptable standard of accommodation – The internal space will be too small for a 2 bedroom flat.

Summary of comments

- *The proposed single storey rear extension would not be visible from the public realm and would only be visible from the upper floors of the host building and the immediate neighbours. The extension would not be overly bulky and it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale. Overall, the proposal would respect and preserve the design and proportions of the original building and the character and appearance of the Camden Square Conservation Area.*
- *The proposed rooflight to be inserted into the flat roof of the extension would be set away 1m from the rear elevation of the building, therefore it is not anticipated that it would have an adverse impact on the residential amenities of the upper ground floor flat in terms of light pollution caused by light spillage.*
- *The proposal is to extend the footprint of the existing one bedroom flat. An additional bedroom is not proposed, and as a new unit is not being created, the proposal is not required to demonstrate it complies with current internal space standards.*

Recommendation:-

Grant planning permission

Grant planning permission subject to S106 agreement