

CONSULTATION SUMMARY

Case reference number(s)

2017/0651/P

Case Officer:

Kristina Smith

Application Address:

18 Harmood Street

London

NW1 8DJ

Proposal(s)

Erection of single storey rear extension at ground floor level

Representations

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

Summary of representations

(Officer response(s) in italics)

Two owners/occupiers of No. 20 Harmood Street have objected to the application on the following grounds:

- Increased height of boundary wall will impact on daylight to ground floor windows

The boundary wall would only increase by 40cm which complies with the 25 degree angle test as recommended by BRE guidance.

- Noise and light pollution from glass roof

Given the scale and residential use of the extension, it is not considered

there would be unacceptable noise pollution. The solid elements of the extension closest to the boundary wall would prevent excessive light spillage.

- Works would adversely impact on the character of Victorian property

The extension is a subordinate addition that would not detriment the architectural features of the property to an unacceptable extent.

Furthermore, most of the property's character derives from its front elevation.

- No measurements on drawings so could be built higher than 40cms

The drawings are to scale and the increased height of the boundary wall is 40cm. The extension must be built in accordance with the approved plans.

Recommendation:-

Grant planning permission