

CONSULTATION SUMMARY

Case reference number(s)

2017/0831/P

Case Officer:

Patrick Marfleet

Application Address:

Basement and ground floor maisonette, 271 Royal College Street

London

NW1 9LU

Proposal(s)

Erection of single storey rear extension at ground and lower ground floor level including infill of existing front lightwell and alterations to front façade at ground floor level.

Representations

Consultations:	No. notified	00	No. of responses	01	No. of objections	01
					No of comments	01
					No of support	00

Summary of representations

The Jeffrey's Street CAAC made the following comments regarding the proposal:

- Camden guidance recommends a smaller footprint when there is an existing higher extension.
- Materials should match original property.
- Loss of garden space within conservation area has not been considered.
- Front vault is shown extending under No.269

***(Officer response(s)
in italics)***

- Plans must show full length of the garden walls
- *The proposed rear extensions would create approximately 14sqm of additional floor space which is considered an appropriate amount for this particular site.*
- *A condition requiring all new external work to be carried out in materials that resemble, in colour and texture those of the existing building, has been attached to the decision notice. The simple design of the proposed ground floor extension windows are not considered to detract from the character of the host dwelling.*
- *Approximately 32sqm of rear garden space would be retained following development which is considered sufficient for the occupiers of the host dwelling.*
- *The application does not propose any enlargement of the vaults/lightwells to the front of the site.*
- *Existing site plan shows extent of rear garden boundary.*

The owner/occupiers of the adjoining property at 271A Royal College Street raised the following concerns regarding the proposal:

- Proposal creates half contemporary half traditional front façade that would be out of character with neighbouring terrace.
- Use of glass for rear extensions will lead to loss of privacy.
- Unacceptable loss of garden space.
- *From the visit to the site it was clear that the ground floor façade of this terrace of properties have been substantially altered over the years and follow no discernible pattern of appearance. Therefore, the minor alterations to the front façade of 271 are considered acceptable.*
- *Windows of the proposed rear extensions would look out over rear garden of application site and would not lead to a loss of privacy.*

***(Officer response(s)
in italics)***

- *Approximately 32sqm of rear garden space would be retained following development which is considered sufficient for the occupiers of the host dwelling.*

Summary of comments:

The size, scale and design of the proposed development would not detract from the character and setting of the host property and is not considered to have a significant impact on the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy.

Recommendation:-

Grant planning permission