

# CONSULTATION SUMMARY

## Case reference number(s)

2016/1986/P

## Case Officer:

Jonathan McClue

## Application Address:

52 Holmes Road

London

NW5 3AB

## Proposal(s)

Demolition of existing building and replacement with a new build mixed use development of 6 storeys (plus basement) comprising of 9 self-contained units (8x2 bed and 1x3 bed) on floors 1-5 and 377sq.m of industrial employment space (B1c) on the basement and ground floors.

## Representations

	No. notified	311	No. of responses	2	No. of objections	2
<b>Consultations:</b>						

## Summary of representations

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

In addition to the 311 letters sent a Site Notice was placed to the front of the site from 22/04/2016.

The owner/occupier of Flats 10 and 15, 55-57 Holmes Road have objected to the application on the following grounds:

- Loss of light to building at 55-57 Holmes Road
- Loss of privacy through overlooking to 55-57 Holmes Road

Officer comments:

- *A detailed Daylight and Sunlight Report has been undertaken by a qualified light surveyor as part of the application process. The existing Vertical Sky Component (VSC) of the building is already below BRE's threshold of 27%. The BRE guidance states that an adverse effect would occur if the proposed value is not only less than 27% VSC but also less than 0.8 of the former (existing) value. This would not occur as a result of the proposal due to all results being well above 0.8. Daylight Distribution tests have also been undertaken to confirm that the proposed conditions would remain the same as, or close to, the existing condition and there would be no adverse effect. Based on the submitted analysis the BRE criteria are satisfied and it is not considered that a material level of daylight would be lost. It is noted that the adjacent flats at 55-57 are north facing meaning that there would not be a material loss of sunlight.*
- *55-57 Holmes Road contains commercial premises at ground floor level with predominately residential uses above. The building is located on the opposite side of the street to the application site with a setback of more than 15m. The residential units on the upper floors are setback further from the building line and behind 61-63 Holmes Road. They do not lie directly opposite the proposal. The proposal would introduce 9 residential units over floors 1-5, each with habitable windows and a balcony to the front. While there would be an introduction of overlooking it is not considered that this would be to a material level given the separation distances, angles and height differences between windows and due to the front windows and balconies/terraces at the application site having a narrow field of view due to obscured panels at either side. It is noted that the original objection was received when the proposed balconies were projecting without screening and the terrace on the top floor covered the entire flat roof. The balconies are now integral to the building with obscured panels on either side and the top floor terrace has been reduced in size and set back from the front elevation significantly. Officers consider that the amendments have overcome the concerns raised. Notwithstanding the above reasoning, the relationship created between front facing windows is considered acceptable within an urban context such as this and justifying a refusal would be difficult to substantiate at appeal.*

**Recommendation: Grant planning permission subject to S106 agreement**

