|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **CONSULTATION SUMMARY** | | | | | | | |
|  | | | | | | | |
| Case reference number(s) | | | | | | | |
| 2017/1404/P | | | | | | | |
| Case Officer: | | | | Application Address: | | | |
| Evelyn Jones | | | | 30 Harmood Street  London  NW1 8DJ | | | |
| Proposal(s) | | | | | | | |
| Ground and first floor extension to terrace house | | | | | | | |
| Representations | | | | | | | |
| Consultations: | No. notified | 0 | No. of responses | | 2 | No. of objections  No of comments  No of support | 2  0  0 |
| Summary of representations(*Officer response(s) in italics*) | The owner/occupier of No’s 32 and 28 Harmood Street have made the following comments:   * The first floor window is out of keeping with the rest of the terrace and will cause overlooking * The ground floor rear extension would be larger than others within the terrace * The first floor rear extension would cause a reduction in sunlight and is constructed of an insensitive material * Will affect magnolia grandiflora in neighbouring site   Response to comments  *The first floor rear extension has been designed to be a distinct addition to the property and the materials proposed are considered to create a sympathetic contemporary addition to the property without detracting from the existing character and appearance of the property and conservation area.*  *The ground floor extension is similar is scale and bulk to the extension at number 26 and is not considered out of scale with other rear alterations within the terrace.*  *The first floor extension will be set back by 0.7m from the rear wall of the existing outrigger and will have an opaque glazed rear façade secured by way of condition. As such, it is considered there would not be a detrimental impact on the amenity of neighbouring properties caused by overlooking from this element of the development.*  *While all trees surrounding the site are protected through their conservation area status, the tree in question is not subject to a TPO. The applicant would be within their right to trim the tree back to the boundary to accommodate the extension. The Council’s tree and landscape officer has advised that it is unlikely that there would be a detrimental impact to any trees as a result of the proposed extension.* | | | | | | |
| Recommendation:-Grant planning permission | | | | | | | |