

CONSULTATION SUMMARY

Case reference number(s)

2017/0899/P

Case Officer:

Charlotte Meynell

Application Address:

85 Regent's Park Road
London
NW1 8UY

Proposal(s)

Erection of rear and side infill conservatory to ground floor shop (A1); first floor extension to existing single storey rear projection, two storey extension to rear of site, insertion of 2 x new side windows to rear return at first floor level, installation of balustrade to terrace, replacement of 1st and 2nd floor rear windows and doors and installation of two front rooflights and one rooflight to the flat roof to main roof, to facilitate conversion of 1 x 3 bed maisonette into 2 x 1 bed flats at 1st, 2nd and 3rd floor level (Use Class C3).

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The Primrose Hill Conservation Area Advisory Committee (CAAC) has the following comments on the application:</p> <ul style="list-style-type: none"> - The formation of a small flat is welcomed. Note that no changes are proposed to the front elevation and see no harm arising to the appearance of the conservation area from the proposals given their location. - Concerned by the effect of raising the rear boundary wall with No. 87 and the addition of a bedroom at first floor level in terms of the effect, and possible harm, through loss of light to the amenity of neighbours. However, it is noted that the use of No. 87 at ground floor level is commercial rather than residential. 					

The owner/occupier of The Gatehouse, Mayfair Mews, Regent's Park Road has objected to the application on the following grounds:

- The roof terrace at the rear would be at the same level as the current roof terrace and would look directly into my bedroom window if the existing greenhouse to the rear of the roof terrace is removed.

Summary of comments

Response to CAAC comments:

- *The proposal to raise the side boundary wall with No. 87 Regent's Park Road and to erect a two storey rear extension to accommodate a bedroom at first floor level would not adversely impact upon the neighbouring amenity of No. 87, as the ground floor of this property is in A1 (retail) use and contains no habitable rooms.*

Response to neighbour objection:

- *The scheme has been amended to include the erection of a replacement greenhouse to the rear of the second floor roof terrace so that the proposal does not have an adverse impact on the neighbouring amenity of the occupiers of The Gatehouse, Mayfair Mews to the rear.*

Recommendation:-

Grant planning permission subject to S106 agreement