

CONSULTATION SUMMARY

Case reference number(s)

2017/2560/P

Case Officer:

Tessa Craig

Application Address:

Flat 3, 40 England's Lane

London

NW3 4UE

Proposal(s)

Erection of a roof extension with a terrace in the front elevation and installation of a rooflight

Representations

Consultations:	No. of responses	2	No. of objections	01
			No of comments	01
			No of support	00

Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No's 21 Elizabeth Mews have objected to the application on the following grounds:</p> <ul style="list-style-type: none">• Feeling of encroachment/outlook; <p><i>Officer response: The proposed development is at roof level and sits behind the parapet. It is considered acceptable in terms of impact on amenity.</i></p> <ul style="list-style-type: none">• Cigarettes thrown from neighbours;
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- *Officer response: This is not something the Council is able to control and is not a planning issue.*
- *Noise and length of construction, dust.*
- *Officer response: The Council is not able to control the length of time construction will take. The applicant would have three years to implement their permission. Construction hours are controlled by Section 60 of the Control of Pollution Act (COPA) 1974 and are set as 08:00 until 18:00 Monday to Friday and 08:00 until 13:00 on Saturdays. No noisy works should be carried out on Sundays and Bank Holidays. Construction shall not be permitted outside these hours. Given the small scale, residential nature of the proposal and that the impact of construction would be temporary, the proposal is considered acceptable in this regard.*

The Belsize Conservation Area Advisory Committee have no objection to the proposal

Recommendation:- Grant conditional planning permission