

CONSULTATION SUMMARY

Case reference number(s)

2017/2125/P

Case Officer:

Laura Hazelton

Application Address:

286-290 Kilburn High Road

London

NW6 2DB

Proposal(s)

Erection of rear extensions at 1st & 2nd floor levels to increase the size of 4 x flats (previously approved under ref: 2015/4791/P) to provide 1 x 1 bedroom unit and 3 x 2 bedroom units; alterations to rear fenestration; and shopfront alterations.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of no. 7 Iverson Road has objection to the application on the following grounds:

1. The rear extensions are erected in bricks that do not match surrounding buildings.
2. Work has taken place on bank holidays and on Saturday afternoons. The developers are not showing any consideration to pedestrians on Kilburn High Road.
3. The development is not in keeping with the area.

4. AC units to each flat is not sustainable.
5. This is overdevelopment providing substandard accommodation.
6. The use will disturb the use of the MUGA in Grange Park.

Officer Response

1. *The extensions are proposed to be constructed of matching brickwork, which would be secured by condition. If matching brickwork is not used, the development could be liable to enforcement action.*
2. *Works completed as part of the prior approval application can not be controlled by the council via a Construction Management Plan. The Council's Transport Officer has confirmed that the scope of works proposed as part of the current application would not warrant a CMP. However, the noise from demolition and construction works is subject to control under the Control of Pollution Act 1974.*
3. *The proposed development is considered to enhance the character and appearance of the host building and is in keeping with existing development along this terrace.*
4. *The proposed drawings do not include the installation of external air conditioning units. The installation of internal plant does not require planning permission.*
5. *Prior approval has already been granted for 16 flats and residential use has been established at the site. The current application seeks permission for the increased floor space and improved residential standards for four of these flats. The residential standard of the units approved under the prior approval scheme are not under consideration as part of this application.*
6. *The residential use has already been established. The proposed development is not considered to cause any greater impact than that already approved.*

Recommendation:-

Grant planning permission subject to S106 agreement