

CONSULTATION SUMMARY

Case reference number(s)

2017/2166/P

Case Officer:

Oluwaseyi Enirayetan

Application Address:

The Garden Flat
8 Buckland Crescent
London
NW3 5DX

Proposal(s)

Replacement of existing conservatory to rear lower ground floor flat

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's 8a Buckland Crescent have objected to the application on the following grounds:

1. The lease states clearly states "The tenant may not erect or allow to be erected any greenhouse shed or other building whatsoever" under point 16 of the Fourth Schedule of The Rules and Regulations.
2. Means of escape which would most likely and unnecessarily inhibit ladder access for fire authorities.

3. Extra building insurance cost
4. Area used as a dining room and create noise pollution
5. Light pollution - with the trees taken away without permission from the Landlord, this is likely to further light pollution, in particular at night.
6. Disregard to the rules and regulations of the lease
7. Two different ownership certificates
8. Discrepancy with notification placed outside and online and if neighbours to the rear have been notified.

Summary of comments

1. Not a material consideration
2. There is enough room at the rear if ladder access is required for fire authorities
3. Not a material consideration
4. The use and noise generated from the proposed conservatory is residential not machinery. Also it would be double-glazed and not single glazed, therefore noise would be minimal.
5. The conservatory is replacing existing structure at lower ground floor level and the light reflection is not considered to cause light pollution or have detrimental impact on amenity.
6. Not a material consideration
7. The right ownership has been signed – certificate B.
8. This is a technical error. A site notice was erected in front of 72 Belsize Park Gardens.

(Commentary on the grounds of representation, including balanced reasoning for recommendation)

Recommendation:-

Grant conditional planning permission