

CONSULTATION SUMMARY

Case reference number(s)

2017/2587/P

Case Officer:

Tessa Craig

Application Address:

19C Swain's Lane

London

N6 6QX

Proposal(s)

Erection of replacement rear dormer and rooflight.

Representations

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

Summary of representations

The owner/occupier of No's 19 (first floor flat) have objected to the application on the following grounds:

- Noise from tenants;
- Use as an HMO;
- Will mean more users of shared terrace;
- Overlooking from loft room onto terrace.

The noise generated from residential occupants is not a planning

consideration;

The applicant has been advised that she may be required to apply for an HMO licence; however this is not a planning consideration;

The loft shall not form a separate unit; an internal stair is to be installed between the loft and the floor below to provide access internally. The number of units shall not be increased and there will no increased use of the terrace.

There is an existing rear rooflight which has been in place for more than four years and is therefore exempt from enforcement. The proposed additional rooflight sits within the roof of the rear dormer and shall provide light for the communal stairwell. There is no additional glazing to the rear of the dormer so there will be no further overlooking.

The CAAC initially objected but have since withdrawn their objection on the basis that an internal stair between the loft and the floor below of unit 19C be installed prior to use to ensure no new dwelling unit is created.

Recommendation:- Grant planning permission