

CONSULTATION SUMMARY

Case reference number(s)

2017/0467/P

Case Officer:

Charlotte Meynell

Application Address:

27 Gladys Road
London
NW6 2PU

Proposal(s)

Excavation of existing basement to lower floor by 0.8m and excavation of basement and lightwell under front garden. Replacement front boundary wall. Erection of single storey rear and side infill extension. Loft conversion involving installation of rear dormer extension, 2 x front rooflights and creation of roof terrace above two storey closet wing enclosed by new balustrade.

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)	<p>The owner/occupier of No. 29 Gladys Road has objected to the application on the following grounds:</p> <ul style="list-style-type: none">- Construction works: Due to the extent of the proposed work I am concerned about noise, dust, vibration and disruption over a considerable period [estimate is one year].- Basement impacts: I am particularly concerned about the proposed removal of spine walls at the basement level and the resulting extra load added to the party wall, particularly when the extra level of a loft conversion and roof terrace is included. There has been a complete absence of detail in the plans about the nature of the Special Foundations and how this will be achieved. I am also concerned about potential differential movement in my own property in relation to the extensive underpinning of the party wall, given that, in the case of					

my property, it will be just be on one side.

- Overlooking: The current design also shows a large picture window at the rear on the floor above garden level and a glass-walled balcony on the roof, both of which will cause my garden to be overlooked.

Summary of comments

- *Construction works: This particular issue would not substantiate a reason for refusal.*
- *Basement impacts: A Basement Impact Assessment (BIA) has been submitted as part of this application and independently assessed by Campbell Reith, a third party engineering firm. The Audit report confirms that indicative underpinning lengths and diameters have been provided in the BIA for the proposed basement retaining walls and under party walls. Outline construction drawings have been presented for the underpinning sequence and a temporary works strategy, geotechnical parameters and retaining wall design calculations have all been presented in the revised BIA. The Audit report concluded that the BIA has met the requirements of Policy A5 and CPG4 (Basements and lightwells) for the identification of the potential impacts of the proposed basement construction and the proposed mitigation.*
- *Overlooking: Following negotiation, the enlargement of the first floor rear window has been removed from the proposal. Overlooking from the proposed roof terrace into neighbouring gardens is not a material planning consideration.*

Recommendation:-

Grant planning permission