

CONSULTATION SUMMARY

Case reference number(s)

2017/3971/P

Case Officer:

Rachel English

Application Address:

Garden Flat
103 Gloucester Avenue
LONDON
NW1 8LB

Proposal(s)

Erection of single storey infill extension to rear with green roof and replacement of rear ground floor window

Representations

Consultations:	No. of responses	1	No. of objections	00
			No of comments	01
			No of support	00

Summary of representations *(Officer response(s) in italics)*

The Primrose Hill CAAC have made the following comments on the application:

Note the location of the rear elevation: we accept that there would be no harm to the character or appearance of the conservation area.

We request 2 modifications, both to mitigate the effect of the new extension on the sense of openness and garden views of the flat above. We request that the rear elevation of the proposed extension be set back from the line of the original brick extension, to express the dominance of the original form.

The set back might be 150mm.

We also request that the roof to the extension be a green roof, to mitigate for the loss of garden view from the window above.

Officer response: The proposals have been revised, setting the extension back from the rear closet wing building line by 300mm. A green roof has also been added to the proposals.

Recommendation:- Grant conditional planning permission