

CONSULTATION SUMMARY

Case reference number(s)

2017/5605/P

Case Officer:

Emily Whittredge

Application Address:

3 Lupton Street
London
NW5 2JA

Proposal(s)

Erection of single storey rear extension at lower ground floor level, and external alterations.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The freeholder and the owner of the ground floor flat (A) at no 5 Lupton Street both objected to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. The extension would take all light from the back of the kitchen and would significantly reduce afternoon light in already dark garden. 2. The development will significantly detract from my quality of home life and the saleability of my property 3. Loss of view and outlook from kitchen window and loss of light. Would prefer a hipped roof. 4. Concern about structural changes and agreement of party wall matters. 5. Proposal would mean total loss of front garden. <p>Officer response</p>					

1. The principle source of light and outlook to the basement level of no.5 is provided by the glazed doors in front of the living area, which adjoins the dining room in an open plan arrangement. These doors provide light and outlook to the dining area, which does not benefit from its own external window.

Between the dining room and the garden is a utility room with a small window and a side door, and as such, this arrangement naturally limits the light and outlook enjoyed within the dining room. Additionally, the flat has a timber staircase that links the garden with the ground floor level, and this further restricts light and outlook from the utility room.

Given the existing conditions on site described above, it is not considered that raising the height of 4.2m of the party wall by 0.8m would result in a significant loss of light or outlook to this secondary window, or light to this part of the garden, which is already overshadowed by a timber access stair and does not provide primary amenity space.
2. See comments above. Property value is not a material planning consideration.
3. See comments above.
4. Party wall matters are not a material planning consideration. The proposal does not include any basement excavation requiring the submission of a basement impact assessment.
5. No reduction of the existing front garden area, including planting area, is proposed as part of the development.

Recommendation:- Grant planning permission