

# CONSULTATION SUMMARY

## Case reference number(s)

2017/6441/P

## Case Officer:

Patrick Marfleet

## Application Address:

12 Park End

London

NW3 2SE

## Proposal(s)

Increase in height of parapet wall and alterations to approved rooflights and fenestration granted under permission reference 2016/5754/P dated 30/01/2017 (External alterations to fabric and fenestration of the existing property including excavation works to provide additional internal floor space and create one bedroom flat at the site).

## Representations

<b>Consultations:</b>	No. notified	00	No. of responses	01	No. of objections	01
					No of comments	00
					No of support	00
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	One objection was received in response to the proposed amendments and the following concerns raised:  <ol style="list-style-type: none"><li>1. Proposed amendments allow the property to go higher and wider.</li><li>2. Additional height has significant impact on light and outlook from neighbouring properties.</li><li>3. The roof lights are illegal for a conservation area.</li><li>4. The extra width and depth of the property caused by additional cladding would further narrow the width of the adjoining access road and could cause issues for emergency vehicles.</li></ol>					

5. Windows of the property are different from the original plans.
6. Depth of the property inside is far deeper than originally planned for and will affect groundwater and foundations of surrounding properties. Investigation must be carried out on this basis alone.

Officer comment:

1. *The proposed increase in height of the approved parapet by 200mm is considered minor and would not materially affect the appearance of the host building.*
2. *The proposed increase in height of the approved parapet by 200mm represents a minor alteration that would not have a significant impact on neighbouring amenity.*
3. *The raised rooflights would be largely concealed by the parapet walls of the host building and would not cause harm to the character and appearance of the surrounding conservation area.*
4. *The proposed alterations would not result in an increase of the buildings width.*
5. *The proposed alterations to the fenestration are minor and would not materially alter the appearance of the approved scheme.*
6. *The Council's enforcement team visited the site and found that the depth of the excavation works undertaken were in line with those approved under the original planning application 2016/5754/P.*

**Recommendation:-**

**Approve application for non-material amendments**