

CONSULTATION SUMMARY

Case reference number(s)

2017/6322/P

Case Officer:

Kristina Smith

Application Address:

55-57 Holmes Road

LONDON

NW5 3AN

Proposal(s)

Erection of rear extension at fifth floor level to provide additional floorspace for existing flat (Class C3), and associated external alterations

Representations

Consultations:	No. of responses	2	No. of objections	2
			No of comments	0
			No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No's Flat 8 and Flat 15, 55-57 Holmes Road have objected to the application on the following grounds:

- No statutory notification to residents of building

Officer response: The applicant and the case officer have sought legal clarity on the issue, and the correct process is believed to have been followed. The applicant has been warned that if any part of the development does fall within the leaseholder's ownership (no matter how small) then Certificate B would need to be submitted. Notwithstanding, this is a procedural rather than planning matter.

- This apartment has been empty and unused since planning permission was granted in 2013 so questions purpose of new application

Officer response: The fact the unit is empty is not a material planning consideration in the determination of the application.

- It appears that the developer is obtaining permission by “stealth” – thereby gradually increasing the height and width of his property by incremental applications which has a detrimental effect on people’s amenities.

Officer response: the overall height of the building is not increasing. There would be no impact on the amenity of local residents

- There is the possibility of loss of light in late summer which must be considered as detrimental to the other apartments.

Officer response: The massing would be recessed above the existing fourth floor and as such would not impact on sunlight levels to units in the rest of the building

- Yet another floor would have negative impact on the original three-storey building.

Officer response: The proposed extension would be an extension to the top floor rather than an additional floor. It is considered to be acceptable in design and amenity terms

- Flat is already enormous with enough space for 3-bedrooms

Officer response: The extension is not considered to result in an oversized unit. As the extension is to an existing unit, dwelling size is given limited weight.

Recommendation:-

Grant conditional planning permission