

# CONSULTATION SUMMARY

## Case reference number

2017/5798/P

## Case Officer:

Samir Benmbarek

## Application Address:

7 Colosseum Terrace, London, NW1 4EB

## Proposal

Installation of window in the first floor rear elevation in association with the conversion of existing ancillary bathroom facilities at first and second floor level to create a 1 x 1 bedroom self-contained duplex flat

## Representations

<b>Consultations:</b>	No. notified	--	No. of responses	00	No. of objections	00
					No of comments	01
					No of support	00
<b>Summary of representations</b>  <i>(Officer response in italics)</i>	The owner/occupiers of Flat 34, No. 7 Colosseum Terrace has commented on the following grounds:  <ol style="list-style-type: none"><li>1. Opportunities of natural ventilation reduced due to the existing landing windows being incorporated into the new self-contained flat.</li><li>2. The proposal may cause a fire risk as it would take up the landing space and would be located close to "turning points" on the landings. It would also cause issues for existing residents in regards to carrying large items through the building.</li><li>3. During the process of the application, internal developments comprising of putting in restrictors at 1<sup>st</sup>, 2<sup>nd</sup> and 4<sup>th</sup> floor levels installed which restricts the windows to be opened freely.</li></ol>					

**Officer's Response:**

1. *Ventilation from the existing first floor window at the rear elevation of the closet wing is currently restricted by the door opening to the bathroom at this level. Although the proposal would remove the access to the window to the other flats within the building it would not impinge on ventilation of the building as a whole. Each individual flat would have their own source of natural ventilation from the relevant openable windows*
2. *Although the proposal would incorporate part of the half landings within the rear closet wing, it would not encroach on the main stair core space and would maintain the existing unobstructed access arrangements. This issue is also to be assessed by Building Control as part of a Building Control application and would be subject to Building Regulation legislation.*
3. *The Council has noted this internal development has happened, this is an internal matter between the tenants and the management company to communicate issues of window opening and ventilation. As explained in point 1, each individual flat would have their own source of outlook and natural ventilation.*

**Recommendation:-**

**Grant conditional planning permission subject to S106 agreement.**