

CONSULTATION SUMMARY

Case reference number(s)

2017/6838/P

Case Officer:

Jaspreet Chana

Application Address:

Heath Cut Lodge

North End Way

London

NW3 7HQ

Proposal(s)

Construction of side extension at second floor level and side and rear extension at third floor level

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	2
					No of support	0

Summary of representations

The occupiers of Flat 2 Heathcote Lodge have objected to the application on the following grounds:

The objectors have raised some concerns on the ownership of the applicants flats terrace areas and state that the flats 1 and 2 are a mews development -

The subject building comprises of 9 residential flats, it is not a mews development. The occupants of both Nos. 7 and 9 Heath Cut Lodge own their flats as well as the terrace areas as stated on their site location plans.

Furthermore re-notifications were sent to the flats that were missed off the original application form and notification was sent out to the freehold company for 21 days consultation.

Quantum of development & Form & Design

As stated within the officers informative it has been considered the extensions would be proportionate and in keeping with the existing character and appearance of the host building as a whole.

The proposed extensions would retain the existing stepped down roofline and stepped in building line. At second floor level the extension would project modestly into the terrace area appearing in keeping with the buildings scale, character and massing. The extension is designed to be a continuation of the existing second floor and would match the existing materials, proportions and window details.

The third floor extension would involve a modest extension to increase the existing glazed penthouse. The extension would be designed to mirror the existing penthouse and repeat the glazed walls into the terrace area, the materials would match the existing.

Both extensions would retain their terrace areas and would maintain the existing building line of the host building. The extensions would be proportionate and in keeping with the existing character and appearance of the host building and the surrounding area.

Impact on Hampstead CA

The proposed extensions would not make the building higher than it currently is. The building line, design and materials of the extensions would be repeated to be in keeping with the appearance of the existing building. As the existing building line is stepped, the proposal would not alter or impact the symmetry of the existing building. Furthermore, the extensions will not alter any views from the street scene or be prominent in long views up or down North End Way. As such, the proposal would preserve the character and appearance of the existing building and the surrounding conservation area.

Impact on Residential Amenity

In regards to amenity impacts especially in regards to impacts to noise and disturbance to the occupiers of Flat 2 a condition has been applied to the permission stating – ‘The development shall be constructed with an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling structures separating both the second and third floor from the first floor flat below.

The sound insulation measures shall be installed prior to first residential occupation of the flats and shall be permanently retained thereafter.

With the above measures in place it is not considered the residential amenities of Flat No.2 would be adversely impacted.

CIL

The second floor extension would be of 34sqm and the third floor extension would be of 45sqm both of which fall under the 100m2 new floorspace so CIL would not be required.

Recommendation:-

Grant planning permission