

# CONSULTATION SUMMARY

## Case reference number(s)

2017/4622/P

## Case Officer:

Rob Tulloch

## Application Address:

58 Grafton Road

London

NW5 3DY

## Proposal(s)

Erection of a rear infill extension at ground floor level and erection of railings to existing rear extension at 1st floor level to create a roof terrace

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	1
					No of comments	2
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

60 Grafton Road – Object: Removing the wall will destroy part of the garden which has many mature climbing plants on it. There is a history of poor workmanship and when the applicants removed chimney breasts cracks appeared in the party wall and ceiling. The building has never been properly inspected and the ground floor should be to ensure that past and present works meet with all regulations and safety requirements.

Officer response: The proposed extension would be the same height and depth as the conservatory at no. 60. There is no planting alongside the conservatory, and the plans do not show the garden boundary wall being altered. Structural matters are not a planning matter and are dealt with under the Building Regulations, and the extension will require a party wall agreement.

60b Grafton Road – Raise concerns about the structural impact of the works, When given permission to remove fireplaces the poor standard of work resulted in large visible cracks to the front of the house which remain unrepaired. Their surveyor said they have left the property in a potentially dangerous position.

Officer comment: Structural matters are not a planning matter and are dealt with under the Building Regulations, and the extension will require a party wall agreement.

Kentish Town Neighbourhood Forum responded that they have no comments,

**Recommendation:-  
Grant planning permission**