

CONSULTATION SUMMARY

Case reference number(s)

2018/0647/P

Case Officer:

Charlotte Meynell

Application Address:

45A Regent's Park Road
London
NW1 7SY

Proposal(s)

Erection of single storey rear and side infill extension, replacement of rear doors and windows and excavation of rear garden; alterations to front elevation including new entrance door, replacement of front doors with window and reconfiguration of front steps to lower ground floor flat.

Representations

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

Summary of representations

(Officer response(s) in italics)

The Primrose Hill CAAC has submitted the following comments:

- No objection to either change to door at front, or to changes to the extension at the rear.

The owner/occupier of No. 9/10 Albert Terrace Mews has commented on the application on the following grounds:

- Our property at no 9 is bordered by this site so we are anxious that you do not allow overlooking.
- Ensure that wherever they have dug away the ground the edges are shored up as they certainly were not when they started. This is a health and safety issue. We are keen to ensure that they do not undermine our bordering garden at 9 Albert Terrace Mews.

	<p>Summary of comments</p> <ul style="list-style-type: none">• <i>No new openings are proposed to be inserted into the rear fenestration of No. 45A Regent's Park Road and so there will be no change to the existing situation in terms of overlooking.</i>• <i>The proposed excavation of a patio to part of the rear garden would be subject to control under the Building Regulations and/or the London Buildings Acts, and an informative will be added to the decision notice to ensure that the developer is aware of this.</i>
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Recommendation:- Grant conditional planning permission