

CONSULTATION SUMMARY

Case reference number(s)

2018/0776/P

Case Officer:

Thomas Sild

Application Address:

130A Agar Grove
London
NW1 9TY

Proposal(s)

Erection of single storey side and rear extensions at lower ground floor level including the addition of external staircases to both front and rear elevations; Formation of rear roof terrace at upper ground level with associated metal balustrades; Insertion of new principal access door to side elevation; Alteration of rear window to form a door and alteration of additional rear window

Representations

Consultations:	Site notice	No. of responses	1	No. of objections	1
	13/03/2018 – 03/04/3028			No of comments	0
	Press advert			No of support	0
	13/03/2018 – 03/04/2018				

Summary of representations

(Officer response(s))

156 Agar Grove

- Two-storey extension is over large
- Out of character with surrounding area
- Brickwork and windows should not be removed
- Materials unsuitable

in italics)

- Roof terrace would result in increased noise
- Extension would block light from existing buildings

The proposed extensions are single storey and at lower ground floor level only. The projection of 3.5m depth to the rear is considered to remain subordinate to the footprint of the house. Given the low visibility behind the side gates, there is considered to be very limited impact on the surrounding areas character.

One set of non-original French doors will be removed from the rear at lower ground level, and a small non-original window at ground level that would have originally been a door opening will be altered and a timber sash window installed. The back of the property is believed to have undergone some evolution over time by the removal of the rear access door at raised ground floor along with the associated steps and the insertion of French doors. As such it cannot be argued that the back remains unaltered.

Roof terraces are characteristic of the rear of these properties, being in existence within eyesight of the back garden of no 130. The addition of a terrace above an existing rear garden is not considered to result in a significant change to noise levels. Due to the extensions' siting and scale they are not considered to result in loss of daylight to neighbouring buildings.

Recommendation:-

Grant planning permission