

CONSULTATION SUMMARY

Case reference number(s)

2018/1371/P

Case Officer:

Obote Hope

Application Address:

6 Rosecroft Avenue

London

NW3 7QB

Proposal(s)

Demolition of existing conservatory and rear extensions, erection of single storey side and rear extension at ground floor level; installation of 3 x roof lights to the rear elevation; installation of cycle storage area and associated works at ground/first floor levels all associated with the use as a residential dwelling (Class C3).

Representations

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

Summary of representations

The neighbouring resident comment is listed below:

- As an immediately neighbouring property we welcome the proposals for the most part, which appear sensitive. Our one concern, however, is the proposed new window in the side elevation which will overlook our property, and particularly give a line of vision directly into bedroom windows infringing on privacy.

Officer's comment are as follow:

- The proposed first floor window to the south elevation has been*

omitted from the proposed scheme.

Hampstead CAAC comments are listed below:

HCAAC applauds the proposed reduction of the rear extension and hopes the land gained will revert to soft landscaping. Our LPA should note the apparent conflict with the draft New London Plan wherein it is proposed to encourage building owners to maximise use of their land for housing needs.

We hope our LPA will continue to note and oppose any London Plan conflicts with Camden's policies in relation to heritage sites and green policies. Those policies are supposed to be upheld by the London Mayor. It seems to be necessary to highlight the nature of areas such as Redfrog and others similar having the clear intention in CA appraisals and neighbourhood Plans to conserve area character. The kinds of sites and development represented by 6 Rosecroft Avenue and others similar are not conducive to substantial additional development to meet true housing growth as in facilities for housing increased numbers of residents.

Recommendation:-

Grant planning permission subject to conditions