

CONSULTATION SUMMARY

Case reference number(s)

2018/1078/P

Case Officer:

Nora-Andreea Constantinescu

Application Address:

35 Pilgrim's Lane

London

NW3 1SS

Proposal(s)

Reconfiguration and extension of the lower ground floor level, demolition of existing side extension and erection of three storey side extension to include terrace at 1st floor, extension of gable end, front and rear dormers, rooflights to front and rear slopes, alterations to landscaping to front and rear garden and boundary wall, all to residential dwelling (Class C3).

Representations

Consultations:	Site notice	09/03/2018-30/03/2018	No. of responses	1	No. of objections	1
	Press notice	15/03/2018-05/04/2018				

Summary of representations *(Officer response(s) in italics)*

The owner/occupier of No's 37 Pilgrims Lane, have objected to the application on the following grounds:

- The front dormer is at odds with the ones at the adjoining houses.

The front dormer has been designed to match the ones existing at the adjacent terrace buildings within the row. The design and position of this dormer is considered acceptable as it would maintain the rhythm

along the terrace.

2. The extension at no. 37 shown on drawing P12 has not been built so this will not obscure the view into the garden, and therefore the proposed works would result in loss of privacy into the garden.

It is acknowledged that the extension at no. 37 on drawing P12 has not been built and this has been considered in the assessment of the proposed development. It is considered that the proposals, regardless of this extension being built will not cause harm to the amenity of the neighbouring residents in terms of loss of privacy.

3. Size and massing of the proposal out of context with the street scene. The style and aesthetic of the proposed design is at odds with the traditional character of the conservation area. Unsympathetic large frames to glazing.

The character of Hampstead Conservation area varies from traditional to modern. Within the close proximity of the site there are examples of modern structures which now form part of this character. The proposal has been carefully designed to include modern elements within a clear, simple form which is considered to enhance the character of the conservation area.

4. The proposed balcony at ground floor appears to be attached from the side wall of the closet wing at no. 37. There is no consent for this and there are concerns about the possible damage caused.

It is acknowledged that the proposed drawings show the balcony projecting along the side wall of the extension at no. 37. The applicant confirmed that there are options to support this structure without the need to connect the balcony to the flank wall. Regardless of this, any issues in relation to party wall are outside the remits of planning and are dealt with by Party Wall legislation.

5. The proposed terrace at first floor although screened by hit and miss timber scree, still provides direct views and will causes loss of privacy.

The proposed terrace at first floor will be sitting at approximately 5.6m from the boundary wall with the adjacent building at no. 37. The terrace will include a privacy screen details of which will be secured by condition. Furthermore, the terrace expansion would project slightly further than the existing four storey extension at no. 37. In light of this it is considered that no harmful overlooking will be caused to the amenity of the neighbouring occupiers.

6. Concerns about the impact of the basement excavations. No information provided to detail the effect of the building works will have on the traffic movement.

The proposed basement excavation was supported by a Basement impact assessment (BIA) which has been independently audited by Campbell Reith. The audit confirmed that the proposed works would not cause any significant impact to the host building nor to the adjacent ones.

The proposal is granted subject to a s106 legal agreement to include Construction Management Plan (CMP) which will ensure that the building works will not cause any substantial pressure on the existing parking or traffic.

Recommendation:-

Grant planning permission subject to S106 agreement