

CONSULTATION SUMMARY

Case reference number(s)

2018/2515/P

Case Officer:

Stuart Clapham

Application Address:

32 Kylemore Road

London

NW6 2PT

Proposal(s)

Erection of a single storey rear extension

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No 34 has objected to the application on the following grounds of:</p> <ol style="list-style-type: none">1. Loss of natural sunlight to neighbouring properties including mine, as this proposal will block natural light coming in from the windows of the lower level, ground, first floor windows/ rooms.2. No party wall agreement being in place for at least one of the neighbouring properties and possibly no party wall agreement for both neighbouring properties.					

3. Development being overbearing in terms of height and width at the back and over bear in width, height and length at the front. It will stand out and obscure views and block the neighbours natural light from the front and back.
4. The noise impact that will be associated with major works of this magnitude will be a nuisance and may contravene health and safety regulations and is likely to become a hazard in terms of statutory nuisance.

The owner/occupier of 27 St James Mansions has also objected to the proposal, however the grounds for objection all relate to a proposed basement and roof terrace which relate to separate applications.

Summary of comments

1. *The impact on daylight and sunlight would be no greater than the permission previously granted for a side infill extension (2018/1499/P).*
2. *A party wall agreement would be a civil legal matter and would not be a material planning consideration or a pre-requisite to the granting of planning consent.*
3. *The scale of development would not be materially greater than the permission previously granted for a side infill extension (2018/1499/P)*
4. *Noise during construction would be an environmental health issue, and subject to standard restrictions on hours of work. The proposed works are not considered of a scale or logistical complexity to merit a Construction Management Plan.*

Recommendation:-

Grant planning permission