

CONSULTATION SUMMARY

Case reference number(s)

2018/2098/P

Case Officer:

Charlotte Meynell

Application Address:

7 Aberdare Gardens
London
NW6 3AJ

Proposal(s)

Additions and alterations to include conversion of 2 flats into 1 dwellinghouse; erection of replacement single storey rear extension with first floor roof terrace above enclosed with metal balustrades; installation of 3 x rooflights into main flat roof; replacement of front and rear windows with timber framed replacements and replacement of first floor rear windows with doors; installation of new hard and soft landscaping to front garden and installation of replacement front gate and railings.

Representations

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

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No. 5 Aberdare Gardens has objected to the application on the following grounds:

- There is a party wall between our house and that of the applicant, we wish to be sure that the necessary protocols are followed and we are allowed full protection of our rights and for our property.
- The plans are submitted include demolition and re-construction of existing features which we feel might have a detrimental impact on our own structure.
- There are features of the proposed construction to the subject building which we feel will impact on the privacy of our residence, and we wish to limit the extent of such proposed building to protect this privacy.

Summary of comments

- *Party wall issues are civil matters, therefore this is not a material planning consideration.*
- *Matters concerning the demolition and construction of the proposal will be addressed through Building Regulations.*
- *Given the limited depth of the proposed roof terrace and the separation distance of 2.5m between the edge of the terrace and the centre of the closest first floor window at No. 5, it is not considered that the proposed roof terrace would facilitate views into any habitable rooms at No. 5, and the proposal would therefore not result in a loss of privacy to neighbouring occupiers.*

Recommendation:- Grant planning permission