

CONSULTATION SUMMARY

Case reference number(s)

2018/2967/P & 2018/4111/L

Case Officer:

Tony Young

Application Address:

106 Frognal

London

NW3 6XU

Proposal(s)

Full planning application: Proposed rear extension following demolition of existing and partially lowering ground level to rear garden area.

Listed building consent application: Internal and external alterations in connection with a proposed rear extension following demolition of existing and partially lowering ground level to rear garden area, including internal alterations at lower ground and 2nd floor levels.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations	<p><u>A consultation response was received from the Hampstead Conservation Area Advisory Committee as follows:</u></p> <p><i>On review, as application 2017/0801/P for no.104 Frognal was granted, being a scheme of greater scope and potential impact than at no.106, and as there is an existing consent for most of the proposal, HCAAC can have no objection to the proposal.</i></p> <p><u>A consultation response was received from local resident (Adina Kohn) who raised objections to the proposals summarised as follows:</u></p> <ol style="list-style-type: none"> <i>The proposal isn't consistent with Council's policy and guidance within a conservation area; footprint of extension too large for size of</i> 					

his total garden; materials not in keeping with a Grade II listed property, etc.

- 2. Amenity concerns – overlooking, privacy, etc.*
- 3. Previous cracks to the fabric of houses, walls, and water problems in the locality.*
- 4. Need for Party Wall agreement, BIA report, Heritage assessment, Construction Management Plan, Structural survey to assess surface water flow and flooding, groundwater and structural stability impacts.*
- 5. Drawings are inaccurate and ambiguous,*

Officer's response:

- 1. The application proposal has been fully assessed and considered on its own merits, and against current policies and guidance, the site's planning and appeals history, and with regard to the Hampstead Conservation Area Statement and Neighbourhood Plan, and is considered to be appropriate.*
- 2. The proposal is not considered to result in any additional loss of sunlight, daylight, privacy, or increased sense of enclosure to any neighbouring occupiers. A condition would also be attached to any approval to ensure that the flat roof of the proposed extension shall not be used as a roof terrace in order to further safeguard the amenities of neighbouring occupiers.*
- 3. While there is sympathy for any previous problems that have resulted from any building works or otherwise in the locality, these are not planning considerations material to the assessment and determination of this planning application.*
- 4. A Heritage Assessment supported the application from the outset. Given the nature of the proposals, there is no requirement for any further information as part of the planning application submission.*
- 5. The drawings are consistent with previous application submissions and appeared to accurately reflect the appearance of the host property during the planning officer's site visit.*

Note: please also refer to the decision notices (2018/2967/P and 2018/4111/L) for further information.

Recommendation:- Grant Full Planning Permission and Listed Building Consent

