

# CONSULTATION SUMMARY

## Case reference number(s)

2018/3308/P

## Case Officer:

Laura Hazelton

## Application Address:

Phoenix House  
 104-110 Charing Cross Road  
 London  
 WC2H 0JN

## Proposal(s)

Variation of condition 3 (approved drawings) of planning permission ref: 2016/5190/P dated 30/06/2017 (as amended by ref: 2018/0403/P dated 28/02/2018) for the erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats; namely to increase the footprint of the rooftop structure to the rear (east) elevation and revisions to the detailed design of this elevation.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0
<b>Summary of consultation response</b>	<p>The Bloomsbury CAAC submitted the following comments:</p> <p>We support the officer's view that the set-back at the top floor should be maintained. Visually the revised design would create a cliff face and, even if not easily visible at present, it would make the current dark light well even darker.</p> <p><i>Officer Response</i></p> <p><i>Although the Council suggested the introduction of a set-back, the proposals</i></p>					

*as submitted are considered acceptable in design terms. The roof extension would be of the same materials and design as the floors below, and the Council's Conservation Officer has confirmed the revisions would have limited visual impact on the appearance of the building or wider conservation area.*

*The extension would not project further than the previously approved roof extension footprint, nor would it overhang the existing lightwell, so would not create any additional amenity impacts or reductions in daylight/sunlight.*

**Recommendation:-**

**Grant planning permission subject to S106 agreement**