

CONSULTATION SUMMARY

Case reference number(s)

2018/5168/P

Case Officer:

Seonaid Carr

Application Address:

Flat 3
277 Gray's Inn Road
London
WC1X 8QF

Proposal(s)

Replacement of mansard roof with an enlarged mansard roof, to include an additional front and rear dormer.

Representations

	No. notified	0	No. of responses	0	No. of objections	0
Consultations:					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	The owner/occupier of Flat 11 in No. 2 Hand Axe Yard have objected to the application on the following grounds: <ul style="list-style-type: none">The flat is constantly rented out for parties for air bnb guests throughout the summer, my privacy was effected by constant noise and traffic of guests arriving and leaving the flat. I am dreading to think what it will be like living next to a larger extended property heavily rented out for parties. The extension would only help the owners to rent it out to even more people. But people living next door					

to the flat would be suffering as a result.

Officer Response:

- The application does not relate to a change of use to the premises for a short term let. This is something that would have to be investigated by the Council's Enforcement Team.
- The applicant is seeking a minor enlargement of an existing unit, however it would not enlarge the number of bedrooms to the property.
- With regard to privacy in respect of noise, the development would reduce the size of the terrace so the impact of its use should also reduce. Should there be issued regarding the terrace in terms of noise, Environmental Health Legislation can be used to address this. As the terrace is existing it would be unreasonable for planning to impose conditions to restrict its use.

Recommendation:-

Grant planning permission