

CONSULTATION SUMMARY

Case reference number(s)

2018/6304/P

Case Officer:

Nora-Andreea Constantinescu

Application Address:

35 Pilgrim's Lane

London

NW3 1SS

Proposal(s)

Amendments to development description as granted under reference 2018/1078/P dated 24/07/2018 to be read as External alterations to existing dwelling (C3) including partial demolition and erection of three storey side extension with associated first floor roof terrace, installation of front and rear dormer windows and rear rooflights, excavation works to enlarge existing lower ground floor level, installation of cantilever balcony at ground floor level, re-landscaping of front and rear garden areas and alterations to front boundary wall; and new demolition drawings.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	02
					No of comments	0
Summary of representations	The owner/occupier of Nos 37 and 58 Pilgrim's Lane have objected to the application on the following grounds: <ol style="list-style-type: none">1. The proposal radically changes the proposed building plan2. The proposal involves demolition of part of the original façade and there has been lack of due process and inadequate consultation.					

3. The proposed alterations are clearly far from minor.
4. All will be demolished except for the front bay window.
5. The proposal should not affect the neighbours ability to continue to reside next door during the process.

Officer response:

1. The proposed amendments do not change the proposed building plan and the outcome of the development would be the same as already approved under the parent planning application 2018/1078/P dated 24/07/2018.
2. The proposal does not involve demolition of the front elevation, but it does involve demolition and re-build of the entire existing rear elevation, which is considered a non-material amendment given the extent of demolition already granted to the rear of the site under the parent planning application.
3. The development granted under the parent planning application involved partial demolition of the existing building. The proposal is a non-material minor amendment which relates only to the additional demolition of the existing rear wall.
4. The front elevation as well as the front side return will be retained as existing.
5. The proposed scheme does not differ from the one already granted except for the proposed additional deconstruction of the rear wall which will be rebuilt to match the existing, and would be bound by the same hours of construction stipulated under the Control of Pollution Act 1974. As the rear wall is attached to the boundary wall with No. 37, the works would be covered by the relevant Party Wall legislation.

Recommendation:-

Grant non-material amendment application.