

CONSULTATION SUMMARY

Case reference number(s)

2018/5802/P

Case Officer:

Sofie Fieldsend

Application Address:

Flat A, 18 Kingdon Road

London

NW6 1PH

Proposal(s)

Erection of single storey rear extension and fenestration alterations

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No's No. 25 Kingdon Road and 102 Sumatra Road have objected to the application on the following grounds:</p> <ol style="list-style-type: none">1) Out of character, site is adjacent to Conservation Area and loss of green space impacting air pollution2) Overlooking to neighbouring properties3) Basement instability4) Noise, dust, dirt and parking impact on health and ability to use					

outdoor space

Officer response:

- 1) Extension has been reduced down in depth to match the building line of the existing outrigger. It is subordinate in scale and is not considered to be out of character in terms of its impact on the host property, streetscene and wider area. No.18 Kingdon Road does not adjoin the West End Lane Conservation Area but it is adjacent to it. In terms of its minor scale, detailed design and siting at lower ground it is not considered to harm the character and appearance of this neighbouring conservation area. The revised extension will have a footprint of 6.4sqm and significantly more than 50% of the existing garden space will be retained.
- 2) No windows are proposed on the side elevation of the extension which was reduced in depth to match the existing outrigger, its outlook is considered to be similar to the existing and would not cause significant overlooking in this location at lower ground floor level.
- 3) The proposal is for a lower ground floor extension, no major excavation is proposed and the creation of a new basement is not proposed.
- 4) The works involved in the proposal are considered to be minor and do not warrant a construction management plan (CMP)

Recommendation:- Approval subject to conditions

Grant planning permission