

CONSULTATION SUMMARY

Case reference number(s)

2018/4499/P

Case Officer:

Obote Hope

Application Address:

22 Rose Joan Mews
London NW6 1DQ

Proposal(s)

Variation of conditions 2 (approved drawings) and 5 (secure cycle storage) and removal of condition 3 (privacy screen) of planning permission dated 26.6.14 ref 2013/6672/P (as later amended by Non-Material Amendment approvals dated 16.12.15 ref 2015/5731/P and dated 18.7.16 ref 2016/2848/P) for the construction of a three storey single family dwelling (Class C3).

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	2
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupiers of Nos. 10 and 6 Joan Mews have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Overdevelopment and excessive residential density; • Parking and access issues cause frictions; • Social cohesion in the mews; • Removal of the privacy screen; • The December deadline does not allow all residents to respond; • This application is very unclear in the wording; 					

- Loss of privacy and overlooking;

Officer's comments are as follows:

- The proposal would not result in any increase in the residential floor area nor would there be external changes to the appearance of the host building. The application is merely to regularise 2 outstanding conditions which required provision of privacy screens and cycle storage; these have now been implemented on site and are considered acceptable. The privacy screen has not been removed. It apes that the neighbours are confused about the purpose of the application.
- The same s106 would apply to this permission for variation and removal of the condition. Therefore the new decision as a Minor Material Amendment would be subject to a Deed of Variation and the host building would continue to be a "car free" development.
- The application has been consulted upon on two separate occasions, on 29th September 2018 and again on 28th November 2018.

Recommendation:- Grant planning permission subject to S106 agreement