

CONSULTATION SUMMARY

Case reference number(s)

2019/0133/P

Case Officer:

Kristina Smith

Application Address:

33 Harmood Street

London

NW1 8DW

Proposal(s)

Erection of single storey side extension

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The owner/occupier of No's 31 and 35 have objected to the application on the following grounds:

- Would require the removal of shrubs which are home to a colony of house sparrows, which are in decline. The owner landlord directed a gardening company to remove the shrubs approximately 3 years ago when he registered his previous planning extension.

Officer response: The removal of shrubs cannot be controlled by the planning system

- I also object on the basis that the 14 houses on Harmood street, 6

houses and 2 blocks of flats in collard place were built as a whole, a development, and this is chipping at the integrity of this development, the appearance will not be in keeping with the remaining houses on Harmood Street, a conservation area.

Officer response: Due to the subordination of the extension and the sensitive design, the proposal is not considered to erode the integrity of the wider building group

- The house has been let out for a long time.

Officer response: this is not a material planning consideration

- The owner has already been granted planning permission for a new back extension which will decrease sunlight into my garden.

Officer response: The proposal has been assessed in the context of the extant permission for a replacement rear extension and is found to be acceptable

- The proposed extension will be visible from the road and set a precedent for other side extensions of the three small terraces. It will also ruin the uniformity of the frontages.

Officer response: the extension is not considered to be harmful to public views from the wider streetscene. Any forthcoming application for a side extension will be assessed on its merits

- Further green space will be lost and affect the bird and insect population.

Officer response: the application may involve the removal of a shrub; however, this cannot be controlled by the planning system and is considered to be a minor loss.

Recommendation:-

Grant planning permission