

# CONSULTATION SUMMARY

## Case reference number(s)

2018/5989/P

## Case Officer:

Josh Lawlor

## Application Address:

30 Ornan Road

London

NW3 4QB

## Proposal(s)

Erection of timber boundary fence, replacement of existing timber fence and trellis with new design to front garden.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	1
					No of comments	0
					No of support	2

## Summary of representations

Comments in support of the application were received from two separate addresses

One objection was received

### *Supporting Comments:*

*I support this application fully. I live and work locally. It is an enormous improvement and the Ornan Road/Belsize Lane area is sorely lacking in improvements.*

*We share a boundary and are physically the closest neighbour to 30 Ornan Road. We fully support the application and believe it will improve the look of the street.*

*The objection can be summarised as the following:*

- 1. Object to the proposal to erect solid timber panels on top of the wall bordering property 32/34 Ornan Road. The application states ' to replace ....existing trellis' with new garden design. The trellis is on our side of the wall and we believe that they will not be able to remove it from our premises without our consent.*
- 2. Our neighbour has not contacted us about this proposal*
- 3. The erection of a high wall is out of character with the street and environment which is a Conservation area. Any high boundary objects at the residential properties in the street consist of planting and trees, it would visually fully obstruct the side view of our house and their house. We believe that the side fencing proposal is too high and visually overbearing and would impact the overall view of that part of the street.*

*Officer comment: The location plan has been drawn accurately. This would be controlled through the Party Wall Act 1996, this is not a material planning consideration in determining this application. There is no duty to consult neighbours prior to submitting a planning application. The side panels that will replace the trellis would be to the same height as the existing trellis. The proposal would not harm the appearance of the conservation area.*

*During the consultation two further objection comments had been received from two other neighbouring residents. However, these were in relation to rear alterations which are not proposed. After clarification was sent regarding the works, both residents wrote to withdraw their initial objection comments.*

**Recommendation:-**

**Grant planning permission**