

# CONSULTATION SUMMARY

## Case reference number(s)

2019/0107/P

## Case Officer:

Matthias Gentet

## Application Address:

Flat A  
13 Fordwych Road  
London  
NW2 3TN

## Proposal(s)

Erection of a single storey side and rear wrap around extension to a ground floor garden flat (Class C3).

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
<b>Summary of representations</b>  <i>(Officer response(s) in italics)</i>	<u>Summary of comments</u>  A <b>Construction Consultant on behalf of the Owner/occupier at No15 Fordwych Road, NW2 3TN</b> , has objected to the application on the following grounds:  - The proposed extension would irreversibly alter the character of the					

area with detrimental impact on the client and her residential tenants;

- Piecemeal nature of the proposal, with unconsented 2 storey balcony, present bleak patchwork brick wall blinkering the client's house and vista;
- Proposal suggest walls of new extension built within No13 but upward extension will rise above the current low brick boundary wall;
- Previous unconsented addition already overlooks client's garden and impinges on privacy of garden amenity;
- Patchwork of raised wall would further deteriorate the visual amenity of damaged by unconsented rear addition;
- Design is basic and unimaginative, and ignores elevational aspect of client's property and garden;
- Roof scape is bland and basic and will weather badly;
- Tree Survey does not appear to present purposeful maintenance proposal including tree felling;
- Unbuildable proposal as load bearing walls are to be demolished;
- Materials are of a basic nature. Flat roof and barge board eaves are out of keeping with the existing buildings;
- Proposal would have an adverse impact on the client's garden amenity;
- Proposal would cause noise disruption and dust, party wall issues, construction deliveries.

Officer's Response:

*The proposed wrap-around extension would be constructed of brick work (subject to condition to ensure an appropriate match to the existing building) with bi-folding doors and a flat roof with 3no skylights. The proposed design and materials are considered to be sympathetic to the host building and surrounding area and would be in keeping with the character of neighbouring development. There are similar rear extensions in the surrounding area including at nos.21 and 25. An extension of similar footprint and design was recently approved at No.1 in 2016 under application reference: 2016/4917/P. In view of the existing neighbouring development, the principle of the wrap-around rear extension is considered to be acceptable and would be in keeping with the local character.*

*Planning permission was granted under reference 8600288 on 26/03/1986*

*for the following works:*

*Change of use including works of conversion to form three self-contained flats and the erection of a single storey rear extension with roof terrace.*

*The development appears to have been constructed in accordance with the approved drawings. As such, the existing terrace is lawful development which has been constructed for a number of years, and is not under consideration as part of the current application.*

*The proposed extension would be erected within the boundary of no.13 and would not involve the building up of the shared boundary wall with no.15.*

*The addition would extend beyond the rear building line with No15 by approximately 2.5m. Nevertheless, the scheme would not significantly impact on the amenity of the neighbouring occupier in terms of loss of light, outlook and increased sense of enclosure due to the existing boundary treatment and extension.*

*The proposal will require the removal of a Hazel tree. This has been assessed as part of the Arboricultural Report as submitted, which was found to be satisfactory by the Council's Trees and Landscaping Officer. The tree to be removed is of low amenity value and there is no objection to its removal.*

*Noise from demolition and construction works is not a material planning consideration, and is subject to control under the Control of Pollution Act 1974. Any issues with excessive noise or noise out of the permitted hours can be reported to the Council's Environmental Health team. Likewise, structural issues would be dealt with under Building Regulations and you are advised to contact the Council's Building Control department to discuss these concerns.*

The owner/occupier of **No15 Fordwych Road, NW2 3TN** objected to the application on the following grounds:

- Worried about the prospect of noise, dust;
- Loss of amenity for tenants to enjoy the garden at No15 during spring and summer months in particular in relation to infant playing in the garden;
- Works may take longer than the 10 weeks as confirmed by the applicant due to removal of load bearing walls;

- Residents of above flat (at No13) will have no walls beneath them;
- Proposal falls within Party Wall Act;
- The extension would not be hidden below the present garden wall;
- Concerns about construction process on congested street, with residents parked cars and vehicles at risk due to construction vehicles deliveries;
- Notice not properly displayed.

Officer's Response:

*Noise from demolition and construction works is not a material planning consideration, and is subject to control under the Control of Pollution Act 1974. Any issues with excessive noise or noise out of the permitted hours can be reported to the Council's Environmental Health team.*

*Likewise, structural issues are not a planning matter and would be dealt with under Building Regulations. You are advised to contact the Council's Building Control department to discuss these concerns. An informative has been added to the decision notice to inform the applicant that the proposals may be subject to control under the Building Regulations and/or the London Buildings Acts.*

*Party Wall Issues are a civil matter and are not controlled under the planning regime. An informative has been added to the decision notice to inform the applicant that the proposals may be subject to control under the Party Wall Act 1996.*

*Whilst the planning consent would expire if not implemented within three years of the date of the decision, the planning system cannot control the length of works to complete.*

*The existing garden boundary wall is to be retained as existing and will not bear any part of the new extension which is to be erected alongside the wall.*

*The height of the extension would be taller than the garden boundary wall. Yet, it will not exceed not match the height of the 1<sup>st</sup> floor rear extension. As such, only over 2m of the extension will protrude over the rear boundary wall which stands at approximately 1.8m.*

*The proposed extension would have limited impact on neighbouring amenity in terms of outlook and daylight when compared to the existing situation.*

*A new site notice was displayed following confirmation by the neighbour that the original notice was on the floor.*

**Recommendation: Grant conditional planning permission**