

CONSULTATION SUMMARY

Case reference number(s)

2019/1575/P

Case Officer:

Joshua Ogunleye

Application Address:

Flat 1
39 Gloucester Avenue
London
NW1 7BA

Proposal(s)

The installation of double glazed timber doors replacing timber sash windows x1 on the front elevation and X3 French doors on the rear elevation, together with the installation of replacement side elevation SVP and alterations to the rear elevation steps. Flat 1

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

One objection was received

The objection can be summarised as the following:

1. *The applicant is seeking permission for works to part of the property which is outside their flat and does not belong to them. The freeholder has not given permission to replace the existing windows at the front and the back.*
2. *Altering the steps would entail considerable changes to the garden which the freeholders do not want but which would give Flat 1 some outside space. This and all the other work*

proposed would be at considerable cost to the freeholders.

3. It is not clear from their application which SVP they wish to replace.

4. Replacing sash windows with French doors would impact the whole character of the house and the tranquillity and privacy of the rear garden.

Officer response:

- With regard to points 1 and 2, officers consider these to be an ownership issue which as such would be civil matter that can be addressed under the party wall agreement. An informative would be added bring this to the applicant's attention.*
- Officers have reviewed the submitted plans considered the level of details with regards to the existing and proposed soil vent pipe to be adequate.*
- Officers have assessed the impact of the proposed works on the character and appearance of the host property as well as the amenity of the rear garden area and consider it would be acceptable. Further details of the assessment can be found in the decision notice.*

Recommendation:-

Grant planning permission