

CONSULTATION SUMMARY

Case reference number(s)

2019/1228/P

Case Officer:

Jaspreet Chana

Application Address:

20 Cholmley Gardens, London, NW6 1AG

Proposal(s)

Alterations to fenestration and replacement of existing railing

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	1
Summary of representations	<p>A site notice was displayed on 05/04/2019 and expired on 29/04/2019, a press notice was displayed on 11/04/19 and expired on 05/05/19.</p> <p>The following comments have been received:</p> <ol style="list-style-type: none"> 1. The railing in question does not form part of the demise detailed in Flat 20s lease. It is the property of Cholmley Gardens Ltd and the body that can make changes to it is the company. Kindly reject. 2. I am writing in my capacity as Chair of the Board of Cholmley Gardens Ltd, the free holding company of the mansion block estate in which No.20 resides. We note that the applicant has indicated in the application (section 25) that the freeholder has been notified of the changes for which planning permission has been sought. The leaseholder is seeking a licence to alter from the freeholder in respect of various changes. 3. We have no objection to the existing windows frames and doors being replaced by timber frames or similar as long as the design is like for like. 4. We do however, object to the changes in fenestration involved which means that the dimensions of some windows would be changes, which would impact on the visual harmony of this architectural feature of this mansion block located in a conservation area. 5. We similarly wish to object to the proposed changes in railings, which also form part of a consistent design across the estate. 					

<p>(Officer response(s) in italics)</p>	<p>6. We believe that the proposed changes to the window dimensions and railings, would be visible to other residents from the communal gardens.</p> <p><i>1. This point is a civil matter between the applicant and freehold owner and not a material consideration.</i></p> <p><i>Points 2-3 are noted</i></p> <p><i>Points 4-6: All the alterations are of a minor nature and /or have limited visibility from communal areas due to their ground floor location being obscured by rear garden trees and shrubs or at lower levels within recessed courtyards on the rear face of the building. There is no visibility from the public realm. As such the proposed changes are not considered inconsistent to an extent that would in any way have a harmful impact on the character and appearance of the conservation area.</i></p>
<p>Recommendation: Grant planning permission</p>	