

CONSULTATION SUMMARY

Case reference number(s)

2019/1295/P

Case Officer:

Sofie Fieldsend

Application Address:

11 Princess Road

London

NW1 8JR

Proposal(s)

Erection of single storey rear extension following demolition of conservatory and toilet block. Alterations to rear boundary wall

Representations

Consultations:	No. notified	0	No. of responses	6	No. of objections	1
					No of comments	4
					No of support	1

Summary of representations

(Officer response(s) in italics)

The 4 comments received were all in support of the application.

The owner/occupier of No's 15 Princess Road have objected to the application on the following grounds:

- 1) Concerned Policy D12 (agent of change) has not been considered in the design as new doors will tunnel noise and light pollution

- 2) Proposed soft planting not sufficient to deal with privacy
- 3) The proposed banquette seating (mentioned in D&A) is not shown on the drawings and will concentrate noise / smoke
- 4) Extension oversized and bi-fold windows not in keeping with the traditional sash window design that all the residential properties have to adhere to.
- 5) Arboricultural report refers to "proposed work for the Mews property"

Officer response:

- 1) The development is not proposing a change of use, the existing vacant premises is already in A4 use as a pub. The only fenestration proposed is on the rear elevation and no rooflights are proposed. It is not considered that the extension will create additional noise or light pollution given its marginal increase in size and detailed design more than the existing arrangement to an extent that would warrant a reason for refusal. The applicant has confirmed as part of their licence agreement the bio-folding doors would have to close at 10pm.
- 2) No windows are proposed on the side elevation and the site is already in use as a pub, the replacement extension is not considered to result in a material loss of privacy to this property.
- 3) The agent has confirmed that there will be no fixed outdoor furniture in the garden.
- 4) The overall footprint only marginally increases from 21.41sqm to 30.21sqm, which results in an additional 8.8sqm. This is considered to be a minor increase in floorspace and the overall extension remains subordinate to the host property. This is a commercial premises at ground floor and basement level, not a residential property. The Council's Conservation Officer raised no objection to the fenestration at ground floor and it is considered to preserve the character and appearance of the pub.
- 5) This appears to be an error, it is assumed an earlier report was updated to reflect the current scheme. No new dwelling is proposed in this application.

Recommendation:-

Grant planning permission