

CONSULTATION SUMMARY

Case reference number

2017/0718/P

Case Officer:

Samir Benmbarek

Application Address:

3 Lyncroft Gardens, London, NW6 1LB

Proposal

Excavation and alterations to existing basement and installation of 1x front window at basement level to dwelling house (use C3)

Representations

Consultations:	No. notified	--	No. of responses	01	No. of objections	00
					No of comments	01
					No of support	00

Summary of representations

(Officer response in italics)

One objection has been received from the following address:

- 13 Lyncroft Gardens

Their comments are as summarised below:

1. Objection to the installation of the window as it detracts from the character of the conservation area;
2. Assurance of the details of the BIA and that the proposal would not cause undue harm to neighbouring amenity;
3. Evidence required to substantiate the claim that the construction will be careful and considerate and it would be of high quality design.
4. Details of how the works would be carried out and construction

methods.

Officer's Response:

- 1. It is considered with the context of the vicinity, the design of the window and its location that the window would not detract from the character and appearance of the building in this instance.*
- 2. The BIA has been independently audited by structural engineers who conclude that the basement works are safe to carry out with mitigation methods in place.*
- 3. Planning permission is subject to a S106 legal agreement for a construction management plan to ensure the works are carried out carefully and considerably amongst other things. The application concludes that the proposal is of high quality design (of what is visible).*
- 4. Planning permission is subject to a S106 legal agreement for a construction management plan which would cover these aspects amongst other things.*

Recommendation:-

Grant planning permission subject to a S106 legal agreement.