

CONSULTATION SUMMARY

Case reference number(s)

2019/1321/P

Case Officer:

Alyce Keen

Application Address:

Maisonette Lower Ground And Ground Floor

18 Chesterford Gardens

London NW3 7DE

Proposal(s)

Demolition of existing conservatory and replacement with new extension at the rear lower ground floor to the residential unit (Class C3).

Representations

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

Summary of representations	<p>Press Advert – 11/04/2019 – 05/05/2019. Site Notice – 05/04/2019 – 29/04/2019.</p> <p>No comments were received from local residents during the public consultation.</p> <p>The Hampstead CAAC have made the following comments to the application:</p> <ul style="list-style-type: none"> - Risk of overlooking of neighbour if the party garden wall is too low, given the location topography; - New extension off-centre to the existing wing of the building unlike the existing conservatory, and should be adjusted. <p><u>Summary of comments</u></p> <p><i>The boundary wall will be built up to ensure the height of the new proposed extension is concealed. The risk of overlooking of the adjoining neighbour at</i></p>

no.20 Chesterford Gardens will not be worse than the current situation.

The alignment of the proposed extension was discussed with the agent and alternatives were reviewed, however it was accepted that as the extension is of a contemporary design the extension being slightly off-centre aids to distinguish the extension as a new element on the rear elevation.

Recommendation:-

Grant planning permission