

# CONSULTATION SUMMARY

## Case reference number(s)

2019/2292/P

## Case Officer:

Alyce Keen

## Application Address:

39 Croftdown Road

London

NW5 1EL

## Proposal(s)

Erection of a single storey infill extension to the rear with the incorporation of the existing lightwell internally within the dwellinghouse (Class C3).

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

<b>Summary of representations</b>	<p>The owner/occupier of No's have objected to the application on the following grounds:</p> <ul style="list-style-type: none"><li>• Block the natural light to our property; namely the kitchen, the basement room and the ground floor bedroom</li><li>• It will make our garden space and patio feel very claustrophobic, very dark, also blocking out substantial natural light.</li><li>• Please note our garden is already a very small garden and the proposed huge boundary wall.</li><li>• The height of it will force us to visually be faced with a very heavy, ugly and unpleasant sight and an eyesore for us to look at.</li><li>• It removes around one third of the already modest back garden</li></ul>
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space.

- It will also make the space next door alongside the back rooms of the house next door darker and unpleasant.

Summary of comments

*The height and depth of the infill extension has firstly been reduced from the original proposal.*

*An assessment of the access to sunlight/daylight for the adjoining property's (No.41 Croftdown Rd) windows at lower ground and ground levels has been carried out. This assessment found that the ground floor window complies with the 45 degree test while the lower ground floor window doesn't comply. However it is considered that on the basis that the existing lower ground floor window serves a kitchen and has a north facing orientation it would currently receive limited sunlight. Therefore there would be negligible harm to the amenity of the adjoining residential occupiers in terms of loss of light, outlook or privacy.*

*As such, the proposed development is in general accordance with policies A1 (Managing the impact of development) of the Camden Local Plan 2017.*

**Recommendation:-**

**Grant planning permission**