

CONSULTATION SUMMARY

Case reference number(s)

2017/6992/P, 2017/7059/P

Case Officer:

Charles Thuaire

Application Address:

The Garden House

Vale of Health

London NW3 1AN

Proposal(s)

6992- Details of hard and soft landscaping required by condition 5 of planning permission dated 10.10.16 ref 2016/2600/P (for Various alterations and extensions to existing dwelling house, including erection of a front roof dormer with 2 windows and a rear roof dormer extension; replacement and installation of new windows to all elevations, relocation of chimney to flank wall, re-cladding with slate on all elevations and roof; removal of part of eastern embankment and raised terrace to provide ground floor verandah with terrace above at first floor level; installation of timber cladding on outhouse).

7059- Details of tree protection required by condition 7 of... (ditto)

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations (Officer response(s) in italics)	<p><u>Objections from 2 neighbours</u> at Lea Steps and Upfleet- planting and replacement of trees, marked T6, 7, 8, 9 and 18 on plan, will obstruct and interfere with views from their house to Heath pond and thus contravenes restrictive covenants in force between both properties.</p>					

	<p><i>Officer response</i></p> <p>Protection of private views from properties is not possible under planning legislation; compliance with private restrictive covenants is not a planning consideration and can be dealt with under separate legislation. Outlook from the neighbouring properties will not be harmed by the proposed tree retention, replacement and additional planting.</p>
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Recommendation:-

Grant approval of details