

CONSULTATION SUMMARY

Case reference number(s)

2019/3187/P

Case Officer:

Sofie Fieldsend

Application Address:

Garden Flat, 42 Canfield Gardens

London

NW6 3EB

Proposal(s)

Erection of single storey side/rear extension and rear/side fenestration alterations

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No's 42A and 42B Canfield Gardens have objected to the application on the following grounds:</p> <p>1) Design, materials and scale not in keeping with host property or conservation area.</p> <p>2) Glass roof is inappropriate in terms of material, scale, loss of privacy/views. Extension will be visible in private views. Also dangerous and could create weather problems</p>					

3) Host property suffered over the years from slippage and / or subsidence, resulting in internal and external cracking. Threat to structural integrity

Officer response:

- 1) Design was revised following input from the Council's conservation area, the materials and design given its low level siting, lack of views from the public realm and modest scale are not considered to detract from the host property or conservation area
- 2) The glass roof was revised and replaced with one subordinate scale rooflight located towards the main body of the host property and would not allow for overlooking or loss of privacy. The extension is only half depth compared to the existing extension, it is considered that although there may be some minimal loss of private views of the garden to the flat located at ground floor it would not be to the detriment to their amenity to an extent that would warrant a reason for refusal
- 3) This is not a planning consideration but a building control matter

Recommendation:-

Grant planning permission