

CONSULTATION SUMMARY

Case reference number(s)

2019/3995/P

Case Officer:

Patrick Marfleet

Application Address:

Flat 3rd Floor
8 Murray Street
London
NW1 9RE

Proposal(s)

External alterations including enlargement of existing rear dormer window and installation of Juliet balcony.

Representations

	No. notified	0	No. of responses	0	No. of objections	0
Consultations:					No of comments	01
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	The owner/occupier of No.7 Murray Street have made the following comments regarding the proposals: 1. I would like to understand the impact of the works on the roof / balcony on the guttering and drainage of the building and adjacent buildings. I assume that all drainage will be confined to 8/ 9 Murray Street and will not drain into any surrounding gutters / roofing or impact in any way? I am already concerned about diversion of water from 8 Murray Street to 7 Murray Street.					

2. Is 8 Murray Street already a lateral conversion at this level? Again, this is not clear from the drawings I have seen but I would like to understand whether there will be any additional measures to strengthen / change the structure of this and surrounding property.
3. Will the extensive works being done to floor 3 at number 8 Murray Street cause vibrations and damage to 7 Murray Street, given the shared chimney structure? What are the structural changes? Will any movement / impact be monitored?
4. On the "Juliet Balcony" and enlarged window - how far will this extend and will this now mean that light is obscured or that the existing 2nd floor terrace at number 7 Murray Street is now overlooked?
5. On the works themselves, how is access proposed and when are the works scheduled for? Previous contractors at 8 Murray Street have begun loud works with heavy machinery prior to 8am - and, given that the 3rd floor borders a bedroom and sitting room, and there is sometimes a child in the house, and a resident who sometimes works from home, I would like to understand what is being proposed to mitigate and noise / disruption / vibration as well as damage to the fabric of 7 Murray Street. I would like to understand more about the timing of works - and time of day this will be confined to please.

Officer response

1. *The minor increase in depth of the rear dormer and installation of a metal railing is not considered to have an impact on existing drainage and guttering at the site.*
2. *Supporting submissions and council tax records demonstrated that the existing flat is a single residential unit across the roof extensions at 8 and 9 Murray Street.*
3. *The proposed works are considered minor in planning terms. Any structural alterations to the internal fabric of the building would need to comply with relevant building regulations.*
4. *The proposal would increase the depth of the dormer by approx. 300mm which would not cause a loss of light or outlook to neighbouring properties. The proposed window would share the same outlook as the existing window at the site and the installation of Juliette balcony is not considered to exacerbate current levels of overlooking as a result.*
5. *An informative has been added to the application reminding the applicant that works must be done between 08.00 and 18.00 hours*

	<p><i>Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. Issues relating to party wall agreements and damage to neighbouring properties as a result of construction works are a civil matter that the Council would have no involvement with.</i></p>
--	---

Recommendation:-

Grant planning permission