CONSULTATION SUMMARY

Case reference number(s)

2019/4448/P

Case Officer:	Application Address:
Kate Henry	28 Harley Road London NW3 3BN

Proposal(s)

Non-material amendments to planning permission 2016/2889/P, dated 26/09/2016 (for Erection of part single storey part two storey rear extension. Installation of bi-folding doors to north facing ground floor closet wing, new windows to match the existing and the replacement of the roof tiles on the main roof), namely alterations to window and door openings.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	2
					No of comments	0
					No of support	0
Summary of representations	**Elsworthy CAAC** • The addition of a boiler flue is not acceptable • There is no amendment proposed to the ugly front door • Query about the driveway application					

Owners of 26 Harley Street

- There is enforcement action outstanding for previous works undertaken without permission (e.g. removal of dentil course) which should be sorted before further permission is given

- The drawings are not clear and do not correspond with the cover letter

- Changes to front windows not acceptable

- Overlooking from new windows at rear

- Propose flue detracts from the character and appearance of the building

- Changes appear to be more than non-material

Officer comment

The Council's Planning Enforcement team is aware of outstanding work, and other unauthorised work that has been undertaken at the property (e.g. air-con units) and is in the process of taking relevant action.

The Planning Officer has met with the owners of No. 26 and explained the plans and all the proposed changes. They have also spoken to Elsworthy CAAC about the other driveway application.

There are no changes proposed to the front elevation and the installation of a flue and vents have been omitted from the proposals as they are not considered to be non-material.

The impact on neighbouring properties has been judged to be acceptable overall.

Recommendation: Grant non-material amendment