

CONSULTATION SUMMARY

Case reference number(s)

2020/0765/P

Case Officer:

Ben Farrant

Application Address:

16 St Alban's Road
London NW5 1RD

Proposal(s)

Variation of condition 3 (approved plans) of planning permission ref: 2019/2976/P dated 04/10/2019 for 'Reconfiguration of the existing single storey rear extensions following partial demolition, new window to west elevation and two new rooflights to rear roof slope', namely to: demolish and rebuild single storey extension with increased height and width, 2 rooflights and change of roof covering; omission of 1 rooflight and 1 window to rear extension; installation of 1 fanlight and alteration to rear balustrade.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

One objection received from neighbours in St Albans Road- requests a daylight/sunlight report; concerns regarding the design of the proposed side elevation (and light overspill and privacy arising from the windows), light overspill from the skylights and concerns regarding the assessment of the original application, specifically that the neighbouring property no.14 was incorrectly noted as no.18 on the previous plans (ref: 2019/2976/P dated 04/10/2019).

Officer response

A daylight sunlight report would not be required in this instance and it is considered that the proposal would not result in undue harm to neighbouring amenities in these terms. Considering the existing arrangement, the design of

	<p>the side elevation is considered to be acceptable, and the levels of light overspill and overlooking arising from the proposal would not constitute undue harm to neighbours. A thorough assessment of the site was completed during the original application, including a full assessment of the impact on neighbouring amenities, and was found to be acceptable.</p>
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Recommendation:-

Grant planning permission