

# CONSULTATION SUMMARY

## Case reference number(s)

2019/3102/P

## Case Officer:

Leela Muthoora

## Application Address:

Garden Flat

32 Frognal

London

NW3 6AG

## Proposal(s)

Erection of single storey glazed rear extension to flat (Class C3).

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	3
					No of comments	0
					No of support	0

## Summary of representations

### *(Officer response(s) in italics)*

The owners/occupiers of neighbouring flats within no. 32 Frognal have objected to the application on the following grounds:

Light pollution: Proposed rooflight would cause increase in light pollution in relation to accommodation in upper floor flats. Mitigation measures should be sought, in particular, in relation to location of bedrooms at rear upper floor levels.

Outlook: The outlook from the upper floor flats would change significantly, with a noticeable roof surface linking to the higher part of the garden. The

proposed roof would result in noise pollution, particularly from heavy rainfall.

Green roof: A sedum roof is proposed but would need to be properly maintained to avoid it becoming an eyesore, which would be difficult to enforce. The roof surface would be a major point which warrants careful consideration of alternatives.

Security: Additional roof level close to the rear elevation upper floor windows would pose a security risk to the upper floor flats.

Hampstead Conservation Area Advisory Committee

HCAAC objects to the propose rooflight in the proposed extension. It would serve no purpose, given the substantial glazing on the two sides and at the rooflight location. It would impact on the neighbour's window above. We ask for measures such as curtains or blinds be provided against possible increase in light pollution from the large glazing areas. Note no landscaping shown in relation to the extension although we assume and hope the lower level at the rooflight floor would be the limit of paving or hard landscaping.

Officer response

*The side elevation facing number 28 Frognal, will be constructed of brick and the rest of the extension will be constructed from a minimal 'fineline' aluminium frame with clear glazing. The glazed section would face directly onto the boundary wall of number 34 and the existing bay window/French doors of the host property. The reduced depth of the proposed extension from 6m to 3m, has minimised the impact on neighbouring properties. As a result, the extension would not overlook any neighbouring windows and the height of the boundary would ensure privacy.*

*Light pollution: The original proposal included a rooflight abutting the rear elevation, situated beneath windows of the upper floor residential units. Following consultation responses, the applicant has removed this element from the proposal. As a result, the proposal is not considered to impact neighbouring properties to any further extent than the existing arrangement, in terms of light pollution.*

*Following the removal of the roof light from the proposal and clarification from the agent that no additional hardstanding is proposed to the garden, the Hampstead CAAC have withdrawn their objection. It has been included in this summary for clarity.*

*Outlook and Green roof: The sedum roof would mitigate the impact of the roof on the visual amenity from the upper floor windows. A condition has been attached to the decision notice to ensure the sedum roof is retained*

*and maintained.*

*Drawing 'Lower Ground Floor Plan, as Proposed no. FG/11B has been amended to confirm there is no 'additional hard standing proposed to the upper garden.' The extent of the rear garden is such that it can support this size of extension and the relative loss of garden space will be minimal and is therefore considered acceptable.*

*Security: Following amendments to the depth of the extension, together with its location and height, in relation to the existing ground levels and boundary wall levels, it is not considered to increase risk to the security of the host building, to any greater extent than the existing arrangement.*

**Recommendation:- Grant planning permission**