

## CONSULTATION SUMMARY

### Case reference number(s)

2019/6350/P

### Case Officer:

Kate Henry

### Application Address:

28 Harley Road, London, NW3 3BN

### Proposal(s)

Installation of boiler flue and vents on the rear elevation and alterations to the roof of the existing summer room.

### Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0
<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>Site notices were displayed on 21/02/2020 (expiry date 16/03/2020) and a notice was placed in the local press on 27/02/2020 (expiry date 22/03/2020).</p> <p>In response to the original set of plans, the Elsworthy Resident's Association <b>objected</b> on the following grounds (summarised):</p> <ul style="list-style-type: none"> <li>• The proposed flue should be fed down the chimney instead of the unsightly addition to the outside of the chimney</li> </ul> <p>A letter of objection was also received from the neighbouring property, No. 26 Harley Road, summarised as follows:</p> <ul style="list-style-type: none"> <li>• Agree with the Elsworthy Residents Association with regards to the flue and the suggestion to putting it inside the existing chimney as a way forward.</li> <li>• Object to the changing of the roof line on the summer house as it appears to be turning it into a two storey building with living</li> </ul>					

accommodation on both floors while not changing the height.

In response to the revised plans, the Elsworthy Resident's Association have **withdrawn their objection**.

**Officer comment:**

*The revised position of the proposed flue, to be only on the ground floor roof and no longer rising up to the main roof chimney, is considered to be acceptable as it has been re-positioned to minimise its visual impact, in accordance with the guidance given in CPG Design (2019) and the Elsworthy Conservation Area Appraisal and Management Strategy (2009).*

*The changed design and increased bulk of the summer room roof are also considered to be acceptable as they would not be harmful to the overall character and appearance of the host building or the Elsworthy Conservation Area.*

*Concerns have been raised about the enlarged roof space being used as living accommodation. The planning agent has confirmed that the additional space will be used for storage. Furthermore, if the homeowner wishes to install windows in the roofslopes in the future without planning permission (i.e. using permitted development rights), The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) does not allow for dormer windows in conservation areas and it requires side-facing rooflights to be fitted with obscure-glazing and to be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. This would mitigate any potential impact on the neighbouring property in terms of overlooking.*

**Recommendation: Grant conditional planning permission**