

# CONSULTATION SUMMARY

## Case reference number(s)

2020/0971/P

## Case Officer:

Nathaniel Young

## Application Address:

13 Netherhall Gardens, NW3 5RN

## Proposal(s)

Erection of 2 x dormers to rear roofslope; removal of 3 x existing dormers; removal of external staircase, alterations to existing windows; replacement of existing windows; removal of existing windows; creation of new windows; demolition of the existing ground floor extension on the southern side of the building.

## Representations

Consultations:	No. notified	0	No. of responses	5	No. of objections	0
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<p><b>Summary of representations</b></p> <p><i>(Officer response(s) in italics)</i></p>	<p>5 x responses were received in total, none of which explicitly object to the proposal but raise concerns or request that conditions are attached to any decision.</p> <p>1 x response received from the Heath and Hampstead Society:</p> <ul style="list-style-type: none"> <li>• The application is welcomed in that any improvement is acceptable.</li> <li>• Windows and entrance doors, particularly on the front elevation should match the original. Requested this is secured by way of a condition.</li> </ul> <p>1 x response received from the Netherhall Neighbourhood Association:</p> <ul style="list-style-type: none"> <li>• Retention and renovation is welcomed. Removal of ground floor extension and external staircase is supported.</li> <li>• Introduction of 3<sup>rd</sup> floor level dormers and ribbon rooflights appears incongruous. Requested that full details are secured by way of a condition to ensure the detailing and design is in keeping.</li> </ul> <p>3 x responses received from the neighbouring residents. Two from Imperial towers, the neighbouring building, and one from an unknown address:</p> <ul style="list-style-type: none"> <li>• Retention and renovation is welcomed insofar as it does not impact residential amenity.</li> <li>• Concern that new windows and dormers on northern elevation would result in increased overlooking. Requested that full amended details are submitted by way of a condition.</li> <li>• No plans of the internal arrangements have been submitted, only external alterations shown.</li> </ul>
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- Appears the intention is to use the front garden area for parking.

#### **Officer response**

- *The ribbon rooflights and front dormers have been removed from the proposal.*
- *The dormer windows which face Imperial Towers have been removed from the proposal.*
- *A condition will be attached requiring that all new works are carried out in materials that match the existing.*
- *The Council's conservation team have reviewed the drawings and considers that the submitted information provides a sufficient level of detail with regards to the window and door design. Timber framed windows with appropriate opening mechanisms are to be used and any surrounding detailing is to be either preserved or replicated as necessary.*
- *The windows on the northern elevation would replace the existing glazed doors, no new openings would be created to facilitate the windows. It is not considered that any new views would be afforded beyond what has been established by the existing fenestration. The existing external staircase is not considered to act as a privacy screen.*
- *Additionally, due to the difference in orientation and similar alignment, the new north facing windows, and newly unobstructed north facing windows, are not considered to give clear views into the west facing residential flats of Imperial towers. Only the existing unobstructed north facing windows are positioned far enough west in relation to Imperial Towers to allow occupiers to look back into the west facing residential flats of Imperial Towers, this relationship has already been established and is not exacerbated by the proposed development.*
- *The applicant has provided everything that is reasonably necessary for us to be able to assess the application. A site location plan, existing and proposed elevations annotated to show the works, as well as sections through the rooflights, 3D visuals of the building, heritage statement and a design and access statement. It is appreciated that there are no floorplans, however the applicant has confirmed that they do not intend to amend the use of the building, it is to remain as 8 flats. The internal layout of each flat can be amended without planning permission as internal works do not require permission.*
- *Only what is proposed under the current application will be assessed and commented upon, any future or intended development will be assessed under its corresponding application if submitted.*

**Recommendation:- Grant planning permission**