

# CONSULTATION SUMMARY

## Case reference number(s)

2020/1315/P

## Case Officer:

David Peres Da Costa

## Application Address:

Garden Flat  
91 Fitzjohn's Avenue  
London  
NW3 6NX

## Proposal(s)

Proposed single storey rear glazed extension at lower ground floor.

## Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	0
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## Summary of representations

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

1. Would like a condition to replace the existing tree
2. Concerned about cleaning/maintenance of the glass or maintenance of the brickwork; maintenance/decoration of existing elevation would be impeded.
3. The design proposal for the extension and its description are very basic and it seems unlikely that the finished construction would be as minimal as it is shown, unless it is indeed all glass. Details of the form of construction and the principle materials to be used should be made available for comment before approval is given to ensure that the proposal complements the existing building.
4. There are no vertical dimensions given to the elevations for the overall height of the extension or its height above the top of the existing garden wall which is of greater consideration to me. On the proposed north-west elevation drawing showing the garden wall, the wall itself actually runs at the predominant lower level indicated on the drawing, to within about 300mm of the building wall before stepping up. This means that more of the extension side wall will be visible from my property and I would like to see agreement on the maximum height permissible and for this to be a condition to any consent given, so that it cannot creep up during construction.

**Officer response**

1. Permission has been granted to fell a Scots Pine in the rear garden (2020/1413/T). The current application would secure a replacement tree by condition.
2. The maintenance and cleaning of the glass and the rear elevation is a matter for the applicant and is not a material planning consideration.
3. The applicant has confirmed that the extension would be fully glazed and revised drawings have been submitted with annotations clarifying the materials to be used. The revised drawings were submitted 6<sup>th</sup> May 2020, at the start of the consultation period.
4. There is a scale bar on the drawing which allows officers to determine the exact dimensions of the glazed extension. The height of the extension would be 3.3m at the top of the pitched roof and 2.38m at the eaves. The extension would be between 0.4m-1.3m above the height of the side boundary wall with the neighbouring property, 93 Fitzjohn's Avenue. Should the glazed extension be built higher than shown on the approved drawings this would be a breach of planning and planning enforcement would investigate, if it was brought to their attention.

**Recommendation:- Grant planning permission**