

CONSULTATION SUMMARY

Case reference number(s)

2019/6141/P

Case Officer:

Alyce Jeffery

Application Address:

40 Ornan Road

London

NW3 4QB

Proposal(s)

Erection of a ground floor front extension; conversion of the existing garage into a habitable room; erection of a ground floor rear extension including a green roof; excavation of a single storey basement below the host dwelling; erection of a garden room with a green roof in the rear garden following demolition of the existing rear shed and bike store; alterations to the existing front fenestration; alterations to the existing rear boundary treatment; and alterations to the front and rear landscaping.

Representations

| | | | | | | |
|-----------------------|--------------|---|------------------|---|-------------------|---|
| Consultations: | No. notified | 0 | No. of responses | 0 | No. of objections | 2 |
| | | | | | No of comments | 2 |
| | | | | | No of support | 0 |

Summary of representations

The **Hampstead CAAC** provided a design suggestion for the front extension which has been confirmed as a comment, and not an objection to the scheme.

The owner/occupier of No's 17 and 17a Belsize Lane, have objected to the application on the following grounds:

- Lack of information relating to flooding and tunnels.

Officer comment: The applicant has submitted a BIA in support of the application, which has been reviewed and approved by the Council's consultant engineers. Please refer to the BIA for further details.

- Excessive glazing to garden room.

Officer comment: The level of glazing has been reduced since the pre-application proposal, and the side elevation facing no. 38 Ornan Road is solid brickwork. Due to the siting, its partially sunken location, existing boundary treatments and heavy vegetation with the rear gardens, officers do not consider that the garden room would cause unreasonable light pollution or impact on the surrounding occupant's amenity.

- Traffic implications during construction.

Officer comment: A Construction Management Plan would be secured as a section 106 agreement to minimize the impacts on the highway infrastructure and neighbouring community.

Recommendation:-

Grant planning permission subject to S106 agreement