

CONSULTATION SUMMARY

Case reference number(s)

2020/0302/P

Case Officer:

Patrick Marfleet

Application Address:

Flat A, 271 Royal College Street

London

NW1 9LU

Proposal(s)

Erection of single storey rear extension at ground floor level including part infill of existing front lightwell and alterations to front façade at ground floor level.

Representations

Consultations:			No. of responses	02	No. of objections	02
					No of comments	00
					No of support	0
Summary of representations	<p>The owner/occupiers of No.269 and 271a Royal College Street objected/comments as follows:</p> <ol style="list-style-type: none">1. Proposed modern façade not in keeping with Conservation area and expansion into vaults changes heritage/precedent of street scape.2. High-density rear extension not in keeping with the wider terrace, and an overlook issue from balcony above into the interior garden.3. We can see that the planning application is detrimental to the neighbouring properties and we object. Furthermore, we were not aware of the planning application you mentioned that was submitted 3 years ago and was apparently granted permission at that time. Just to					

reiterate, we object.

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

1. *The applicant has submitted revised drawings which show the replacement of the modern design initially proposed for the front façade with a more traditional design which is considered acceptable and would be similar to neighbouring facades in the street. The conversion of the vaults into habitable space was approved under the previous application 2017/0831/P. The works are therefore considered acceptable and would not have a significant impact on the character of the host property or the appearance of the surrounding conservation area.*
- 2-3. *There are a number of examples of full width rear extensions to neighbouring properties in the street, including the adjoining property at no.273. The size and scale of the proposed extension is therefore considered acceptable and would not cause harm to the character of the surrounding conservation area given its location to the rear the and limited visibility it would have from the public realm. The existing first floor balconies at the site already have views into the rear garden area and the current level of overlooking would not be exacerbated by the proposals. The previous approval (2017/0831/P) was advertised in the same way, in line with statutory requirements and the Council's Statement of Community Involvement.*

Recommendation:-

Grant planning permission