

# CONSULTATION SUMMARY

## Case reference number(s)

2020/4213/P

## Case Officer:

Joshua Ogunleye

## Application Address:

Garden Flat  
62 Croftdown Road  
London  
NW5 1EN

## Proposal(s)

Erection of a single storey rear extension, installation of replacement windows and associated rear garden landscaping.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	3	No. of objections	1
					No of comments	2
					No of support	0

## Summary of representations

Site notice displayed 11/11/2020 to 05/12/2020

Press notice display 12/11/2020 to 06/12/2020

One letter of objection and one letter of comment was received from the owner/occupiers of No.62 Croftdown and 36 Dartmouth Park Road. The response can be summarised as follows:

1. This looks like a step towards making a self-contained flat on the garden level by making more space considerable loss of garden area.
2. This looks like a step towards making a self-contained flat on the garden level by making more space.
3. We are concerned at the light pollution affecting our flat from the roof light and also that there will be noise pollution from this, more so than from a solid roof.
4. Adding a large sliding glass door across the whole of the rear of the extension (rather than a mixture of brick and glass) will also potentially increase noise levels coming from the rear of the property.

	<p><u>Officer Response:</u></p> <ol style="list-style-type: none"> <li>1. Officers note that proposed rear extension would cover 18sqm of the existing rear garden area. This is equivalent to 33% of the available space. Officers do not consider the extension would result in significant loss of private amenity space.</li> <li>2. Officers note that the application property is already a self-contained flat at ground floor level.</li> <li>3. Officer's note that the proposed rooflights would be installed with retractable blackout blinds. As such it is not considered that their use would give rise to adverse light pollution.</li> <li>4. Officers note that the application property would remain in residential use. As such is it not considered that noise arising from its use would be harmful within this setting?</li> </ol>
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<p><b>Dartmouth Park Conservation Area Advisory Committee</b></p>	<ol style="list-style-type: none"> <li>1. Officers should ensure the roof light does not provide light pollution to adjoining properties.</li> </ol> <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> <li>1. Officer's note that the proposed rooflights would be installed with retractable blackout blinds. As such it is not considered that their use would give rise to adverse light pollution.</li> </ol>
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**Recommendation:-**  
**Grant planning permission**