

CONSULTATION SUMMARY

Case reference number(s)

2020/3278/P

Case Officer:

Patrick Marfleet

Application Address:

Flat 1-2
50 Compayne Gardens
London
NW6 3RY

Proposal(s)

Erection of single storey rear extension at ground floor level following demolition of existing single storey rear extension.

Representations

Consultations:	No. of responses	02	No. of objections	0
			No of comments	02
			No of support	0

Summary of representations

(Officer response(s) in italics)

Two comments were received from neighbouring residents:

1. I note that the applicant has answered "no" in section 13 (b) of the planning application, suggesting that there are no important biodiversity features nearby. This appears to be an oversight as the site borders the Broadhurst Gardens Meadow, which is listed as a Site of Borough Importance Grade 2 in 'Camden Planning Guidance: Biodiversity' of March 2018 (link below). I believe the presence of the meadow should be taken into account for the application (as it should be for the applicant's other application for a garden room, which is at a location immediately adjoining the meadow).
2. I would like to request that the condition attached to the 2017 permission (2017/1946/P) restricting the use of the flat roof of the extension as a terrace area is removed. The existing roof is not controlled by the applicant.

Officer response

1. *The proposed rear extension is located a sufficient distance away from the nearby Broadhurst Gardens Meadow to ensure no harm would be caused to the Site of Nature Conservation Importance.*
2. *The decision notice does not have any conditions attached restricting access to the roof of the extension.*

Recommendation:- Grant planning permission