

CONSULTATION SUMMARY

Case reference number(s)

2020/4370/P

Case Officer:

Laura Hazelton

Application Address:

Flat A
25 Maresfield Gardens
London
NW3 5SD

Proposal(s)

Single storey rear extension, replacement of the existing side extension (south side), installation of a new window on a side elevation (north side) and alterations to rear fenestration.

Representations

Consultations:			No. of responses	2	No. of objections	0
					No of comments	2
					No of support	0

Summary of representations

(Officer response(s) in italics)

The application was advertised by way of press notice on 22/10/2020 and site notices on 21/10/2020.

One comment was received by the Belsize Society

The proposal should be accompanied by illustrations of the proposed external materials and finishes. Given the excessive nature of excavations combined with the limited access to the public highway, a construction management plan should be provided too.

Officer response

The proposed materials will match the existing building which will be secured by condition, and as such, the level of detail is considered acceptable. Given the minor nature of the proposals, they would not warrant a construction management plan in this instance.

One comment was received by the Netherhall Neighbourhood association, summarised as follows:

The new window to the side elevation should only be allowed if it doesn't cause overlooking.

There is significant excavation and harm to landscaping, with the loss of over 50% of green open space. The applicant should submit a structural and geological report confirming there will be neither risk to ground stability nor damage to water courses arising from the excavations before an approval is granted.

Officer response

The side window is shown as being obscure glazed, and this will be secured by condition.

The internal floor level would be lowered slightly in parts, but this would not exceed 500mm and as such, does not warrant a basement impact assessment (BIA). The garden level would be lowered to the rear of the site but likewise does not trigger the requirement for a BIA. The existing grassed area would be replaced with soft landscaping, and the rear extension would be constructed on the existing hard landscaped area. Details of landscaping would be secured by condition to ensure the proposals preserve the biodiversity of the site.

Recommendation:-

Grant planning permission