

# CONSULTATION SUMMARY

## Case reference number(s)

2020/5871/P

## Case Officer:

Adam Greenhalgh

## Application Address:

10 Ardwick Road  
London  
NW2 2BX

## Proposal(s)

Erection of single storey rear infill extension, conversion of garage into store/W.C., front extension to entrance door and installation of new windows including full height windows at first floor level on side and rear elevations.

## Representations

### Consultations:

No. notified	N/A	No. of responses	1	No. of objections	1
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### Summary of representations

An email was received from the occupier of no. 12 Ardwick Road raising concerns as follows:

1. Loss of light and overshadowing of adjacent first floor window,
2. The possible use of the new flat roof as a terrace.
3. The plans do not show how the rainwater run-off from the flat roof will be dealt with

### (Officer response(s) in italics)

#### Officer response

1. *The proposal initially included a first floor extension adjacent to a first floor window at the rear of 12 Ardwick Road. This element was omitted during the course of the application and no extensions are now proposed at first floor level. Consequently, there would be no loss of light to the first floor window, or any other window at any neighbouring properties.*
2. *A condition has been recommended to prevent the flat roof of the proposed single storey rear extension from being used as a balcony, terrace or for any other ancillary residential purposes.*

3. *Building Regulations would deal with drainage matters and if any nuisance resulted from any discharge onto any adjoining sites then this would be a private matter to be resolved between occupiers.*

**Recommendation:- Grant planning permission**