

CONSULTATION SUMMARY

Case reference number(s)

2020/3650/P

Case Officer:

Charlotte Meynell

Application Address:

Flats A and B
52 Roderick Road
London
NW3 2NL

Proposal(s)

Erection of a single storey rear and side extension to ground floor flat, and replacement rear first floor door and external stair for access to garden for upper floor flats.

Representations

Consultations:	No. notified	0	No. of responses	4	No. of objections	0
					No of comments	0
					No of support	3
Summary of representations	<p>The Mansfield Conservation Area Advisory Committee (CAAC) originally objected to the application, on the basis that the proposed balcony may raise problems of overlooking and consequently loss of privacy for neighbouring residents. Following the removal of the proposed balcony from the scheme, the CAAC have confirmed that they would like to withdraw this objection as they are satisfied that the proposed external staircase landing is small enough to prevent overlooking and would be considerably smaller in area than the existing. The CAAC also do not have any issues with the proposed extension, which they state would be in line with other acceptable examples.</p> <p><u>Three letters of support</u> from the neighbouring occupiers at Nos. 52C, Flat A 50 and Flat 2 57 Roderick Road have been received for the application. These are summarised as follows:</p> <ol style="list-style-type: none">1. The scheme is of a high quality and is in keeping with the local architectural style. The extension will be sympathetic and compliant with the requirements of the Mansfield Conservation Area.2. The gardens to the rear of the property are currently not well maintained as there's not a clear sense of ownership, which will be					

	<p>resolved through the proposals.</p> <ol style="list-style-type: none">3. The proposed extension will allow the rear of the ground floor of the property to be better utilised.4. The extension will not take away any views or light from neighbours.5. No concerns regarding privacy.
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Recommendation:- Grant conditional planning permission