

CONSULTATION SUMMARY

Case reference number(s)

2021/0791/P

Case Officer:

Angela Ryan

Application Address:

107 Fordwych Road

London

NW2 3TL

Proposal(s)

The erection of a single-storey rear infill extension, installation of a new window and door on the front elevation of the existing single-storey rear extension to existing ground floor nursery.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	1
Summary of representations (Officer response(s) in italics)	<p>A site notice was posted between 24/03/2021 and 17/04/2021.</p> <p>The owner of no.54E Fordwych Road has supported the application</p> <p>The owner/occupier of No. 101 Fordwych Road has objected to the application on the following grounds:</p> <ol style="list-style-type: none">1.The application should be considered in conjunction with concurrent application submitted for an outbuilding2. Concerned about overdevelopment3. No neighbours were consulted and no site notices posted on Mill Lane4. The plan does not show proposed double door on the front elevation5. Camden should insist on more details before granting permission and the					

application should be rejected as it is not detailed enough

Summary of comments

(Commentary on the grounds of representation, including balanced reasoning for recommendation)

1. Officer's response: This is no requirement for the applications to be considered together. The Council has considered the cumulative impact, however, considers each application on its individual merits.

2. Officer's response: The proposal involves a modest single storey rear infill extension and external alterations in respect to the existing rear extension. The concurrent application submitted in respect of the site proposes a 30m² outbuilding to be positioned at the end of the existing rear playground area and does not form part of the consideration for this application. However, the cumulative impact of both proposals is not considered to be an overdevelopment of the site.

3. Officer's response: Consultation is undertaken via the posting of site notices. There is no statutory requirement to post site notices on Mill Lane. The consultation period expired on 17/04/2021 and was extended to 07/05/2021 giving locals the opportunity to respond.

4. Officer's response: A proposed double door was originally proposed to be installed on the front elevation but has since been omitted from the scheme.

5. Officer's response: The application submission meets the statutory requirements and is considered to include sufficient details.

The objections (1), (3), (4) & (5) are not material to the assessment or consideration of this application. Objection (2) concerning overdevelopment has been considered and it is considered that the proposed new openings, and modest infill extension at the rear of the building does not constitute an overdevelopment of the site.

**Recommendation:-
Grant planning permission**