

# CONSULTATION SUMMARY

## Case reference number(s)

2021/1108/P & 2021/1348/L

## Case Officer:

Tony Young

## Application Address:

Land at rear of  
86 Fortess Road  
London  
NW5 2HJ

## Proposal(s)

Alterations to create new opening with timber panel door and flat arch within rear garden boundary wall accessing Railey Mews.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	5	No. of objections	1
					No of comments	2
					No of support	2

<b>Summary of representations</b>	<p>A consultation response was received from a <b>local resident in Leverton Street, <u>objecting</u></b> to the proposal, summarised as follows:</p> <ol style="list-style-type: none"> <li>1. The protected Chestnut Tree in the adjacent garden at the boundary may again be endangered;</li> <li>2. Parking congestion may be increased;</li> <li>3. Why is the applicant's address given as Ruislip?</li> </ol> <p><b><u>Officer response:</u></b></p> <ol style="list-style-type: none"> <li>1. The application proposals involve only minor alterations. The submitted tree protection measures and methodology is considered sufficient to demonstrate that no trees will be adversely affected by the proposals. A condition has been attached to ensure that all existing trees and their root systems are protected.</li> <li>2. The application does not involve any proposed change to parking provision or entitlement. The rear (and front) of the property fall within the Controlled Parking Zone (CA-M).</li> </ol>
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3. The address of the applicant is not a material planning consideration for the application. Nevertheless, it is noted that the application form has been altered to correctly show the applicant's address.

A consultation response was received from a **local resident in Leverton Street**, commenting on the proposal and raising some questions as follows:

4. There is a protected Chestnut tree in this garden or the roots. Previously there was a development proposal for a house within the tree which did not go ahead. I believe this was because the tree was endangered.
5. There is a problem with parking in the Mews, no spaces. If this is in order to allow somebody to park and cannot park because they live on a main road this will cause more difficulties in the Mews. There is a large development at the bottom of the Mews which will affect parking.
6. The planning does not explain reasoning for access - can this be explained? Is the next plan to develop something near the new gate?
7. Is the garden space separate to the building on Fortess Road not connected as in the drawing?

**Officer response:**

4. & 5 - see officer response 1 and 2 above.
6. The proposal would provide rear access and egress from the existing rear garden amenity space at the host property into Railey Mews for the occupants. Any future proposals do not form part of the planning consideration for the current application which have been assessed based on its own individual merit.
7. The existing and proposed plans are partial as required and show the relevant affected area at the rear of the property. The site location plan confirms the full application site outlined in red.

Consultation responses were received from **2 local residents in Railey Mews**, supporting the proposals as follows:

8. I support the addition of the proposed door, the materials and design has been sensitively drawn up and is in keeping with other entrances on the mews. It will also help preserve the future of the wall and its character. I understand the land was recently acquired the from developers - reverting it back into a functioning garden - this has secured the future of the Chestnut tree - which is such an important part of the street. I also believe that having a gate in the wall and providing access and life to that section of the street, will help prevent the drug dealers and scooter thieves from making it their favored spot to congregate. The family have also been good to consult with local

residents in their planning application.

9. The proposed door to Railey Mews is in keeping with the existing doorway. I support the application.

A consultation response to the proposal was received from **Kentish Town Neighbourhood Forum**, confirming that they had no comments to make for this application (neither endorse or oppose).

**Recommendation:- Grant Full Planning Permission and Listed Building Consent**